

# Gedling Borough

## Local Planning Document Part 2 Local Plan



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# **Introduction**

# **1 Introduction**

**1.1** This Local Planning Document comprises Part 2 of the new Local Plan for Gedling Borough. Part 1 of the Local Plan, the Aligned Core Strategy (ACS) for Gedling Borough, was adopted on the 10th September 2014. The Aligned Core Strategy has been prepared in partnership with other Councils in Greater Nottingham who have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028. The Aligned Core Strategies for Broxtowe, Gedling and Nottingham City are contained in one single document with Erewash Borough and Rushcliffe Borough producing aligned but separate Core Strategies.

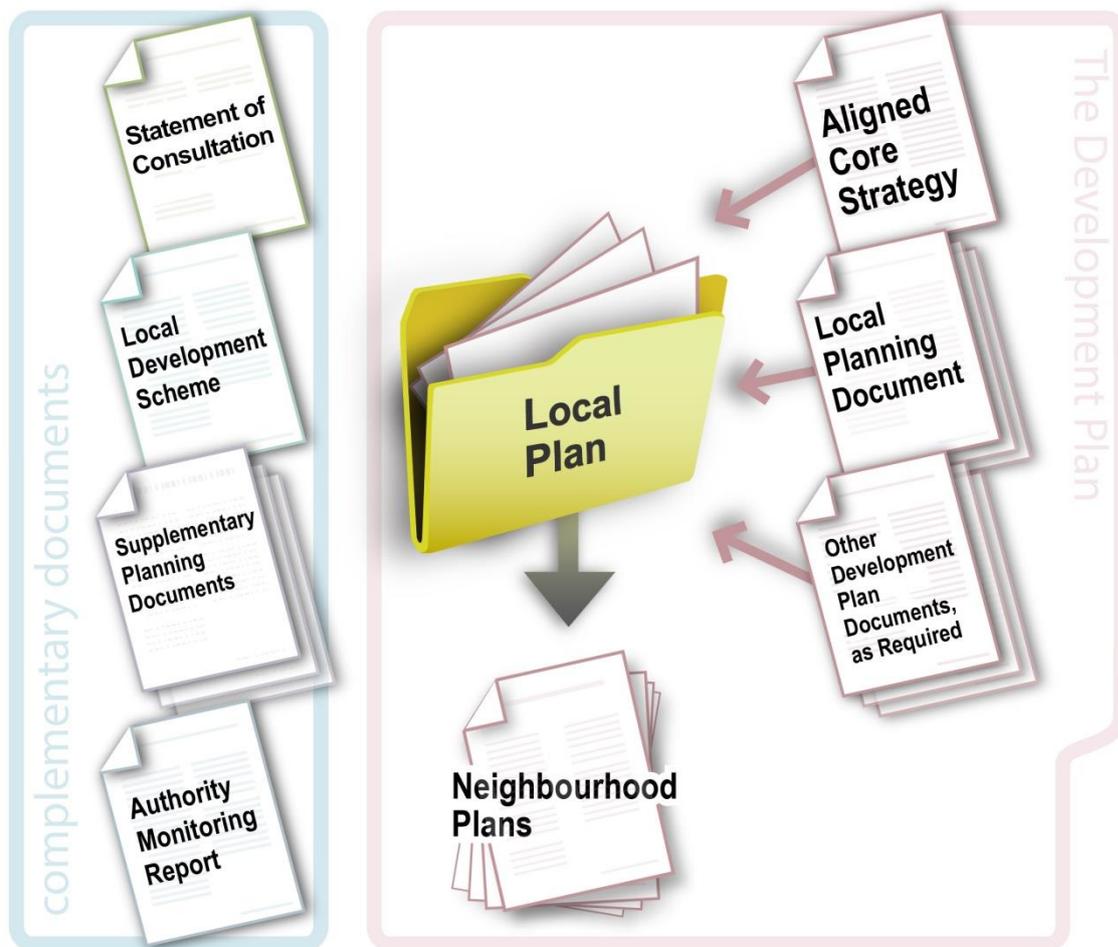
**1.2** The Aligned Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2028, which is 7,250 homes for Gedling Borough. The Aligned Core Strategy recognises that each Council has local issues and priorities. The Local Planning Document includes more detailed planning policies that will work with the strategic policies set out in the Aligned Core Strategy and includes detailed policies for development management and the allocation of non-strategic development sites. The Local Planning Document also includes a Policies Map which illustrates the geographic extent of policies and proposals on a map. References within this document to the Local Plan refer to both the Aligned Core Strategy (ie Part 1) and the Local Planning Document (ie Part 2).

**1.3** The Local Planning Document together with the Aligned Core Strategy replaces all of the saved policies in the Gedling Borough Replacement Local Plan 2005.

**1.4** The Development Plan for Gedling Borough consists of the following Plans:-

- Aligned Core Strategy (Part 1 Local Plan);
- Local Planning Document (Part 2 Local Plan);
- Neighbourhood Plans; and
- Waste and Minerals Local Plans.

**1.5** *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.*



**1.6** The Aligned Core Strategy includes a spatial strategy to achieve sustainable development in the plan area through a strategy of urban concentration and regeneration. This will ensure that maximum use is made of existing infrastructure and reflects the need for regeneration in parts of the main built up area of Nottingham, where opportunities to reuse brownfield sites such as Gedling Colliery/Chase Farm site are to be maximised. The Aligned Core Strategy has been positively prepared and the requirement for Gedling Borough of 7,250 new homes meets the objectively assessed housing needs of the Borough. The distribution of new housing across the Borough reflects the need to focus firstly on the main built up area of Nottingham; secondly, adjoining the sub regional centre of Hucknall; and thirdly, at key settlements. The distribution of development across Gedling Borough is set out in Policy LPD 63 (Housing Distribution).

**1.7** 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.

**1.8** The National Planning Policy Framework (NPPF) encourages the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. Developers are advised to check with Nottinghamshire County Council on the latest position of the new Plan and for information on the extent of Minerals Safeguarding Areas and Minerals Consultation Areas.

### **Strategic Policies for the Purposes of Neighbourhood Planning**

**1.9** The Government has introduced a system of neighbourhood planning which allows parish councils and neighbourhood forums to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

**1.10** In addition to the policies and allocations contained within the Aligned Core Strategy, which are all considered to be 'strategic', Gedling Borough Council proposes that all of the policies, allocations and designations within the Local Planning Document are also considered 'strategic' for the purposes of neighbourhood planning. This is due to the following reasons:-

- The Local Planning Document includes a number of development management policies which will provide the context for the consideration of development proposals across the Borough. In order to facilitate consistent implementation it is proposed that all development management policies are regarded as 'strategic' and any neighbourhood plan policies should develop the Local Planning Document policies in a local context, rather than replace them.
- The allocations set out in Part B of the Local Planning Document are considered to be 'strategic' in size and critical in delivering the Borough's identified development needs.

**1.11** A neighbourhood area was designated in Calverton in January 2013, for Burton Joyce and Linby in April 2016 and for Papplewick in August 2016. It is likely that further neighbourhood areas will be designated during the plan period for the Local Planning Document. Further information on neighbourhood planning is available from the Planning Policy team.

### **Public Consultation**

**1.12** The Local Planning Document was subject to extensive pre-publication consultation. This included the publication of an Issues and Options document for consultation in October 2013 which received over 300 responses. A series of topic based workshops were held during late 2014 and early 2015 involving parish councils, property developers, adjoining local authorities and specialists with expertise in the particular topic. These workshops explored options and detailed policy wording and influenced the content of the publication version of the Local Planning Document. The Local Planning Document Publication Draft was consulted on in May/July 2016 followed by a further consultation on the additional housing

allocations in September/October 2017. More detail on the various consultations can be found at: <http://www.gedling.gov.uk/lpd>.

### **Duty to Co-operate**

**1.13** Gedling Borough Council has continued to work closely with the other Councils in Greater Nottingham through the Joint Planning Advisory Board which meets regularly and oversees the coordination of strategic policies. The Councils have jointly commissioned evidence to support the preparation of Local Plan Part 2 documents and, where appropriate, a consistent approach has been taken to work undertaken by officers across Greater Nottingham where evidence has been produced in-house.

**1.14** Gedling Borough Council has co-operated with other bodies as required under the Duty to Co-operate including the Local Economic Partnership. The Borough Council has also discussed potential cross boundary issues with adjoining authorities. Further details on how Gedling Borough Council has fulfilled the Duty to Co-operate are set out in the Consultation Statement.

### **Sustainability Appraisal**

**1.15** The Planning and Compulsory Purchase Act 2004 introduced the requirement to carry out Sustainability Appraisals as an integral part of the preparation of new or revised Development Plan Documents. Paragraph 165 of the National Planning Policy Framework states “A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”. The SA is an on-going process undertaken throughout the preparation of a plan or strategy. The purpose of the SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategy.

**1.16** The Sustainability Appraisal has looked at various policy options put forward and reasonable alternative options for site allocations. The proposed policies and site allocations in the publication draft of the Local Planning Document have been appraised. The findings and outcomes of the Sustainability Appraisal of the Local Planning Document are in the Sustainability Appraisal documents.

**1.17** Following the consultation period, the Local Planning Document and the Sustainability Appraisal will be submitted for independent examination, where its soundness will be tested. If found sound, the Local Planning Document accompanied with the Sustainability Appraisal will be adopted.

### **Habitats Regulations Assessment**

**1.18** The European Directive 92/43/EEC – the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) requires that an Appropriate

Assessment (AA) is made of the effects of land-use plans sites of European importance for nature conservation.

**1.19** The sites that are subject to Appropriate Assessment are Special Areas of Conservation (SACs) designated under the Habitats Directive, and/or as Special Protection Area (SPAs) designated under the Birds Directive.

**1.20** Unlike Strategic Environmental Assessment that is incorporated with the Sustainability Appraisal, Appropriate Assessment (or Habitats Regulations Assessment) must be reported on separately to Sustainability Appraisal.

**1.21** Appropriate Assessments should be carried out on sites that are within and outside the plan area that could potentially be affected by the plan. During the Aligned Core Strategy process, a potential significant effect on an area of land that may be designated in the future as a European site was identified. It found that there could be potentially significant effects of the Aligned Core Strategy on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Sherwood Forest Special Protection Area is progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but it has not been confirmed when a decision on its final status is expected).

**1.22** Since the adoption of the Aligned Core Strategy, work has been ongoing with the development of the Local Planning Document. The work confirms that there has not been any significant change in policy to housing distribution. The screening of the 63 policies has been undertaken. However, as the Local Planning Document is in general conformity with the Aligned Core Strategy no significant impact has been revealed. The majority of the policies have been ruled out as they will not have a likely significant effect on the prospective Sherwood Forest SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment.

**1.23** A review of the 30 proposed housing allocations and four employment allocations also confirms that there are no significant effects. The proposed housing distribution in the Local Planning Document highlights that in the more sensitive areas with respect to prospective Sherwood Forest SPA the actual numbers have been reduced. However, mitigation measures will still be required including green infrastructure and visitor management which should help avoid the likelihood of a significant effect on the prospective Sherwood Forest SPA. The need for a further assessment of potential effects will be included within policy.

**1.24** If the SPA classification is formalised, then any allocations and/or any permissions given would need to be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

**1.25** For further information, please see the separate documents on the Habitats Regulations Assessment.

## Equality Impact Assessment

**1.26** Under the Equality Act 2010, the Local Planning Document is required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. There are nine protected characteristics<sup>1</sup>:

- Age;
- Disability;
- Gender;
- Gender reassignment;
- Marriage and civil partnership;
- Pregnancy and maternity;
- Race;
- Religion and belief; and
- Sexual orientation;

**1.27** An Equality Impact Assessment is defined by the Equality and Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody"<sup>2</sup>. Undertaking Equality Impact Assessments allows local planning authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed.

**1.28** As a public body Gedling Borough Council is required to be in accordance with the Equality Act 2010. Section 49 of the Act sets out the general equality duty for public bodies. The Equality Duty requires that in exercising their functions 'due regard' is given to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
- Advance equality of opportunity between people who share a protected characteristic and those who do not; and
- Foster good relations between people who share a protected characteristic and those who do not.

**1.29** To accord with the Duty, an Equality Impact Assessment has been prepared. A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategy have been assessed for their relevance to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of

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<sup>1</sup> <https://www.equalityhumanrights.com/en/equality-act/protected-characteristics>

<sup>2</sup> Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009).

recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues and where the recommendations have not been adopted the reasons for this have been set out.

**1.30** For further information, please see the separate documents on the Equality Impact Assessment.

### **Format of Policies**

**1.31** Each policy includes the following elements:

1. Policy Text
2. Supporting Text
3. Key Related Policies
4. Monitoring Information
5. Planning Application Information

### Policy Text

**1.32** The policy text is the formal part of the policy and is used to determine planning applications. The policy text may be structured into a number of sub-policies and will be displayed in a box to highlight its importance. It may do one or more of the following:

- set criteria for determining applications;
- allocate or designate land for specified purposes;
- require applicants to submit certain evidence in support of their proposals;
- require specific infrastructure to be provided as part of the development.

### Supporting Text

**1.33** The purpose of the supporting text is to provide background or guidance on the policy. This can include definitions of words and phrases or clarification of how parts of the policy will be interpreted. Applications are determined in accordance with the development plan unless material considerations indicate otherwise. The supporting text may indicate some of the situations when it may be appropriate to adopt an approach other than that set out in the policy text.

### Key Related Policies

**1.34** This part of the policy identifies other relevant policies in the Aligned Core Strategy or Local Planning Document which together comprise the Local Plan for Gedling Borough. These policies are also likely to apply to the proposed development and should be considered as well. The Local Plan, however, should always be read as a whole; other policies may apply and the Key Related Policies should not be seen as a definitive list for all circumstances. Applicants are advised to engage with the Borough Council at an early stage so that the relevant policies can be identified and agreed.

### Monitoring Information

**1.35** The Borough Council is required to monitor the implementation and effectiveness of the Local Plan. In some cases monitoring is required to allow a particular policy to be implemented (for example Policy LPD 50 will require the percentages of the different uses to be known when determining applications within the town and local centres). Monitoring is done on an annual basis through the Authority Monitoring Report. This can take the form of using indicators which monitor the impact of the decisions overall or monitor the use of policies in relation to specific applications.

### Planning Application Information

**1.36** This section identifies information that may be required in support of development proposals which will be assessed against an individual policy in Part A of the Local Planning Document. This section has been included to provide guidance to applicants regarding the potential requirements for their applications. Other information may also be required. A list of validation requirements is available on the Borough Council website and guidance will be produced regarding the detailed content of specific documents to be submitted (for example what should be included in a Historic Impact Assessment). Applicants are advised to engage with the Borough Council to ensure that requirements are identified at an early stage.

## **2 The Character of the Borough**

**2.1** Gedling Borough is a mix of urban and rural areas with around 113,500 residents of which around 80% live within the suburbs of Arnold and Carlton. Part of the north west of the Borough adjoins Hucknall which is located outside the Borough in Ashfield District but has close links to Nottingham City. Other significant settlements within the Borough include: Bestwood Village, Calverton and Ravenshead which have good accessibility to a range of services and facilities and as such are identified as key settlements in the Aligned Core Strategy. Other villages in the Borough include: Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

**2.2** A more detailed description of the character of the plan area is included in the Aligned Core Strategy.

## 3 Spatial Vision and Spatial Objectives

**3.1** The spatial vision is set out in the Aligned Core Strategy and is what the plan area could look like if the aspirations of the Aligned Core Strategy are met. It is appropriate to roll forward this vision to apply to the Local Planning Document. The spatial objectives to achieve this spatial vision are set out in the Aligned Core Strategy and also apply equally to the Local Planning Document. These objectives are set out in the table below in an edited form, in that they include only those elements which apply directly or indirectly to Gedling Borough. The accompanying text on the right hand side of the table explains how these objectives have been specifically applied to Gedling Borough through the Local Planning Document.

Aligned Core Strategy Spatial Objective	How the Local Planning Document addresses the Spatial Objective
<p><b>i) Environmentally responsible development addressing climate change:</b> to reduce the causes of climate change and to minimise its impacts through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.</p>	<p>The strategy focusses development firstly, within and adjacent the main built up area of Nottingham; then on the edge of Hucknall; and lastly in the key settlements of Bestwood Village, Calverton and Ravenshead.</p> <p>The site selection process has been subject to a sustainability appraisal which has judged sites against environmental objectives including, amongst others, impact on energy and climate change, environment, biodiversity and green infrastructure, transport natural resources and flooding.</p> <p>Specific policies address wind turbines, renewable energy, flood risk and surface water management. The policy on safe and inclusive development requires development to maximise opportunities for energy efficient design and sustainable transport.</p>
<p><b>ii) High quality new housing:</b> to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into</p>	<p>Sufficient sites are allocated in the Local Planning Document to meet the objectively assessed housing needs of the Borough to 2028. The strategy has sought to maximise brownfield sites and over 75% of the housing provision is met within or adjoining the urban area.</p> <p>Policy LPD 37 in the Homes chapter is intended to secure an appropriate mix of housing taking into account housing need and demographic mix in the local</p>

<p>home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.</p> <p>Gedling Colliery/Chase Farm site is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the future necessary highway infrastructure.</p> <p>The main built up area of Nottingham will be expanded with a sustainable Urban Extension at Teal Close, Netherfield.</p> <p>Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (in Ashfield District) will support the regeneration of this Sub Regional Centre.</p> <p>In other parts of the plan area, the key settlements of Bestwood Village, Calverton and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.</p>	<p>area.</p> <p>The Local Planning Document allocates non-strategic sites on the edge of the main built up area of Nottingham and in and around the more sustainable key settlements of Bestwood Village, Calverton and Ravenshead. Allocations to provide for local needs and which may include smaller housing or specialist housing for the elderly are made within the other villages.</p>
<p><b>iii) Economic prosperity for all:</b> to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported enhancing the Core City role of the Nottingham conurbation by providing for new office, commercial, residential and other uses within the Sustainable Urban Extension at Top Wighay Farm.</p> <p>Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.</p>	<p>The Local Planning Document will directly support economic development by providing for new homes which will help support the future labour force needed to sustain the local economy. Gedling Borough Council will seek to negotiate local labour agreements for major developments and will also support complementary actions built around skills and training needs.</p> <p>New office, commercial, industrial and residential space will be provided within the Sustainable Urban Extensions at Top Wighay Farm and Teal Close. The Local Planning Document will also maximise the potential of Gedling Colliery/Chase Farm site for a mix of uses, including residential and employment.</p> <p>Designated employment areas are</p>

	protected and a more flexible approach will be taken to the types of employment uses that can be accommodated. Policies in the Local Planning Document also address working from home and guide the development of live/work homes.
<b>iv) Flourishing and vibrant town centres:</b> to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate improvements to the vitality and viability of the Arnold town centre.	Retail and town centres uses will be directed to the identified shopping centres. Policies will seek to ensure a mix of town centre uses while protecting the core retail function and primary shopping area. Policies encourage environmental improvements in all centres especially Arnold and Carlton Square. Leisure uses that cannot be accommodated in centres will be directed to sustainable locations.
<b>v) Regeneration:</b> to ensure brownfield regeneration opportunities are maximised, at the former Gedling Colliery. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.	A major priority is to redevelop the Gedling Colliery/Chase Farm site for a mix of uses including residential, employment and a local centre. Growth is also provided for at Bestwood Village and Newstead villages, which are in need of regeneration.
<b>vi) Protecting and enhancing the area's individual and historic character and local distinctiveness:</b> to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.	The site selection process has taken into account impact on heritage and landscape and sought to avoid development in these locations. The policy on design seeks to ensure that development respects local character and the policy on landscape and visual impact requires development to be responsive to landscape character.
<b>vii) Strong, safe and cohesive communities:</b> to create the conditions for communities to become strong, safe and cohesive by providing appropriate	The Local Planning Document has been subject to extensive public consultation and people have had a number of opportunities to have their say. These

<p>facilities, encouraging people to express their views by designing out crime and by respecting and enhancing local distinctiveness.</p>	<p>views have been considered as part of the plan's preparation.</p> <p>Provision is made for community facilities to be located in accessible locations and where they are re-located it is to a place that is convenient. The policy on design requires new development to provide safe routes, to increase natural surveillance and to respect local character.</p>
<p><b>viii) Health and wellbeing:</b> to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.</p>	<p>Policies require new development to be designed to encourage walking and cycling through the layout and design of the development and the provision of safe routes.</p> <p>Following consultation and advice from various providers contributions will be sought for health, social care and education from development where necessary.</p> <p>Access to services and facilities including culture, sport and leisure has been facilitated through the allocation of sites in locations that are accessible to services.</p> <p>The new Gedling Country Park is a major recreational facility with a visitor centre that will serve the south of the Borough, in addition to other country parks that are already well used.</p>
<p><b>ix) Opportunities for all:</b> to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay Farm, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.</p>	<p>Contributions will be sought from developers towards the need for educational and health provision as well as open space and other facilities arising from the new development.</p> <p>Policies require new housing to be adaptable to peoples' changing needs over time. Policies also guide the development of more specialist type of housing for the elderly or for people with special needs.</p>
<p><b>x) Excellent transport systems and reducing the need to travel:</b> to ensure access to jobs, leisure and services is</p>	<p>The approach taken to site selection ensures that new housing development is focussed in locations accessible to</p>

<p>improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working.</p>	<p>jobs, services and facilities. New employment development is provided in accessible locations. Provision is also made for live/work units and for working from home which should assist in reducing the need to travel.</p> <p>Regard will be given to opportunities for longer term transport aspirations including a possible NET extension to Top Wighay Farm and also the possible new River Trent crossing.</p>
<p><b>xi) Protecting and improving natural assets:</b> to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi-functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.</p>	<p>Biodiversity and green infrastructure is protected and enhanced with new development expected to contribute to Green Infrastructure networks and open space provision.</p> <p>Policies promote the Sherwood Forest Regional Park, the Greenwood Community Forest and Trent River Park.</p>
<p><b>xii) Timely and viable infrastructure:</b> to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and ensuring it is sustainable.</p>	<p>The Local Planning Document is underpinned by the Infrastructure Delivery Plan (IDP) which is an evolving document that identifies the necessary infrastructure requirements to support the level of development planned for in the Borough to 2028 and sets out how it can be delivered. The IDP has taken into account the strategic plans of various service providers within or affecting the area and where relevant these have been incorporated into the IDP.</p> <p>Gedling Borough Council introduced the Community Infrastructure Levy (CIL) which came into force in October 2015. The projects to be funded by CIL include infrastructure to support housing and economic growth, and the list of projects may be updated as required. The CIL and S106 will operate in tandem as Policy 19 of the Aligned Core Strategy will also secure contributions from developers especially for onsite infrastructure.</p>



## **Part A: Development Management Policies**



## **4 Climate Change, Flood Risk and Water Management**

### **4.1 Introduction**

**4.1.1** Climate change is perhaps the biggest issue facing humanity today. It is the long term change in the climate and is caused by a number of factors including human activity. The Government identifies in the National Planning Policy Framework (NPPF) that the planning system plays a central role in tackling the causes of climate change and adapting to its impacts. Planning does this in a number of ways such as:

- reducing the need to travel by motor vehicles through locating development in places that are accessible to a range of facilities;
- supporting the switch to a low carbon economy through support for well-located renewable or low carbon energy schemes;
- ensuring that the risk of development being affected by flooding is minimised as far as possible; and
- ensuring that development is designed so as to be resilient to the impacts of climate change.

**4.1.2** Policy 1 (Climate Change) of the Aligned Core Strategy sets out a number of ways that development should help tackle and adapt to climate change. Additionally, Building Regulations are being updated to ensure that in the future new buildings are built to the 'zero carbon' standard.

**4.1.3** Flood risk is a significant issue in Gedling Borough and one that is likely to become more challenging due to climate change and more unpredictable weather. The main and notable watercourses in Gedling Borough include:

- River Trent;
- River Leen and Day Brook;
- Crock Dumble;
- Lambley Dumble;
- Woodborough Brook; and
- Dover Beck.

**4.1.4** The Environment Agency has a strategic overview for flood risk and is responsible for flooding that occurs from main watercourses including the Rivers Trent and Leen. The Environment Agency's strategic overview covers all sources of flooding and part of the Agency's role is to provide comprehensive information on flood risk across England covering coastal, fluvial and groundwater flood risk. Flood risk maps are available on the Agency's website.

**4.1.5** Local flood risk is defined as flooding that occurs from:

- Surface water run-off;
- Groundwater;
- Sewers; and
- Ordinary watercourses.

**4.1.6** Nottinghamshire County Council is the Lead Local Flood Authority and responsible for preparing a Flood Risk Management Strategy (see Policy LPD 4 for further details).

**4.1.7** This section includes the following policies:

- LPD Policy 1: Wind Turbines;
- LPD Policy 2: Other Renewable Energy Schemes;
- LPD Policy 3: Managing Flood Risk;
- LPD Policy 4: Surface Water Management;
- LPD Policy 5: Managing Water Quality; and
- LPD Policy 6: Aquifer Protection.

## **Policy LPD 1 - Wind Turbines**

**Proposals for wind turbine developments will be granted planning permission where they are acceptable in terms of:**

- a. Green Belt;**
- b. landscape and visual effects;**
- c. ecology and biodiversity;**
- d. historic environment;**
- e. open space and other recreational uses;**
- f. amenity of nearby residential and non-residential properties;**
- g. grid connection;**
- h. form and siting;**
- i. mitigation;**
- j. decommissioning and reinstatement of land at the end of the operational life of the turbines;**
- k. cumulative impact with existing and proposed development;**
- l. shadow flicker;**
- m. air traffic and radar; and**
- n. separation distances from:**

- i. residential dwellings, in order to protect residential amenity and to minimise any impact of noise or shadow flicker;
- ii. public footpaths, cycle paths and bridleways; and
- iii. power lines, roads and railways.

**4.2.1** Wind turbines are amongst the most controversial types of development that local planning authorities deal with. The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low carbon energy and emphasises that tackling and adapting to climate change is central to sustainable development.

**4.2.2** Wind turbines themselves, however, may have adverse impacts on a range of issues including landscapes, historic environments and residential amenity. Additionally, the majority of proposals for wind turbines in Gedling Borough, especially the larger proposals, are likely to be within the Green Belt. The need for renewable energy does not automatically override the various environmental impacts or policy restrictions in place.

**4.2.3** This policy identifies a number of factors that decisions about wind turbines will need to take into account. The factors have been identified using the guidance provided in the National Planning Policy Guidance (NPPG) as well as the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more factors with adverse impacts, the more likely it is that planning permission would be refused.

**4.2.4** Wind turbines are an engineering operation and, as per paragraph 90 of the NPPF, will be 'inappropriate development' within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, as set out in paragraph 80 of the NPPF.

**4.2.5** Where proposals are deemed to be inappropriate within the Green Belt, the applicant would have to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the 'very special circumstances' required as these would apply in any location.

**4.2.6** 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:-

- the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- 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.

**4.2.7** It is proposed to support this policy (and also Policy LPD 2 on other forms of renewable or low carbon energy) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of nature conservation and other important factors which could be impacted by the development of renewable energy including the cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

### Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 3: The Green Belt
- LPD Policy 2: Other Renewable Energy Schemes

### Monitoring Information

Indicator	Target	Collection
Amount of installed capacity	No target	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 1 with special emphasis on:
  - a landscape and visual impact assessment;
  - a heritage impact assessment;
  - maps showing the location of the closest properties and whether within these lie the area potentially affected by shadow flicker
  - noise assessments;
  - ecological assessment; and
  - evidence of consultation with local airports, the Armed Forces and utility providers.

## Policy LPD 2 - Other Renewable Energy Schemes

Proposals for renewable energy schemes, other than wind turbines, will be granted planning permission where they are acceptable in terms of:

- a. Green Belt;
- b. landscape and visual effects;
- c. ecology and biodiversity;
- d. the historic environment;
- e. open space and other recreational uses;
- f. amenity of nearby properties;
- g. grid connection;
- h. form and siting;
- i. mitigation;
- j. the decommissioning and reinstatement of land at the end of the operational life of the development;
- k. cumulative impact with existing and proposed development;
- l. emissions to ground, water courses and/or air;
- m. odour;
- n. vehicular access and traffic; and
- o. proximity of generating plants to the renewable energy source.

**4.3.1** Renewable energy can be generated by a wide range of different technologies, other than wind turbines. These include:

- solar;
- energy from waste;
- biofuel;
- ground source heat pumps;
- geothermal; and
- hydropower.

**4.3.2** While there is some overlap with wind turbines in terms of impacts, there are other factors which need to be considered.

**4.3.3** The Government is clear that there is a need for renewable energy and has made commitments relating to the percentage of energy that should be produced from renewable and low carbon sources. Paragraph 93 of the NPPF highlights the importance of supporting the delivery of renewable and low carbon energy and how tackling and adapting to climate change is central to sustainable development.

**4.3.4** This policy identifies a number of factors that decisions about renewable energy schemes, other than wind turbines, will need to take into account. The factors have been identified using the guidance provided in the NPPG and the policy context in Gedling Borough. The policy acts as a checklist and a signpost to specific policies which should be used to determine whether proposals are acceptable or not. If proposals are not acceptable in terms of one or more of the identified factors, a

decision will need to be taken balancing the benefits and impacts of the proposal. The more significant the impact and the more issues with adverse impacts, the more likely it is that planning permission would be refused.

**4.3.5** Whether renewable energy schemes, other than turbines, are ‘inappropriate’ within the Green Belt will need to be assessed on a case by case basis having regard to the specific circumstances of the proposal. Schemes such as solar farms may be considered as engineering operations and considered in a similar way to wind turbines. As per paragraph 90 of the NPPF, engineering operations will be ‘inappropriate development’ within the Green Belt where they:

- do not preserve the openness of the Green Belt; or
- conflict with one of the purposes of including land within the Green Belt, set out in paragraph 80 of the NPPF.

**4.3.6** Other schemes may include buildings which are inappropriate and harmful to the openness of the Green Belt. Where proposals are considered inappropriate, the applicant would have to demonstrate that there are ‘very special circumstances’ which outweigh the harm to the Green Belt and any other harm caused. These circumstances should include on-site or local benefits. General benefits, such as the contribution to renewable energy targets, are unlikely to amount to the ‘very special circumstances’ required as these would apply in any location.

**4.3.7** It is proposed to supplement this policy (and also Policy LPD 1 on wind turbines) with a Supplementary Planning Document. This will identify important landscapes, views, heritage assets, areas of open space, areas of nature conservation and other important factors which could be impacted by the development of renewable energy, taking account of the potential for cumulative impact with existing schemes. It will act as guidance to those proposing energy generation schemes and identify important issues both within and outside the Borough ensuring that these are known prior to schemes being submitted when the location, size and design of schemes can be most effectively influenced. It will also provide general guidance on how the issues identified in the policy will be considered when determining planning applications.

### Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 1: Wind Turbines

### Monitoring Information

Indicator	Target	Collection
Amount of installed capacity by type of renewable energy	No target	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Information addressing each of the factors identified in Policy LPD 2 with special emphasis on:
  - a landscape and visual impact assessment;
  - a heritage impact assessment;
  - maps showing the location of the closest properties and whether these lie within the area potentially affected by shadow flicker;
  - noise assessments;
  - ecological assessment; and
  - evidence of consultation with local airports, the Armed Forces and utility providers.

## **Policy LPD 3 - Managing Flood Risk**

**a) Planning permission will be granted for development in areas where a risk of flooding or problems of surface water disposal exists provided that:**

- 1. after applying the sequential and exceptions tests in accordance with the NPPF and NPPG, the location is essential for a particular development and there are no reasonably available alternative locations in a lower risk flood area; and**
- 2. development does not increase the risk of flooding on the site or elsewhere; and**
- 3. buildings should normally be set back an eight metre distance from the top of the bank of a main river or five metres from any other watercourse, to allow for maintenance and/or future flood risk management related activity and to prevent any significant impact from flooding.**
- 4. the development is for minor development including:**
  - i. an industrial or commercial extension of less than 250 sq. m;**
  - ii. alterations to buildings that do not increase the size of the building;**
  - iii. householder development including sheds, garages within the curtilage of the dwelling;**
  - iv. a change of use, provided the proposed use is not a highly vulnerable use in Flood Zone 3 as set out in tables 2 and 3 of the NPPG.**

**b) Where development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by a site specific flood risk assessment. Proposals should include mitigation measures to protect the site and deal with any residual flood risk to include flood resistance/resilience measures, provide safe access and escape routes.**

**4.4.1** The NPPF seeks to avoid inappropriate development in areas at risk of flooding by directing development away from areas of highest risk of flooding through the application of the Sequential Test. The development proposal will need to take into account all potential sources of flooding including from rivers, ordinary watercourses and surface water especially in areas with critical drainage problems.

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.

**4.4.2** Following the Sequential Test, the NPPG requires the Exception Test to be applied to development proposals in accordance with Table 3 of the NPPG which sets out the vulnerability of different land uses to flood risk. To pass the Exceptions Test, applicants will need to demonstrate that the development has wider sustainability benefits that outweigh flood risk and will be safe over the lifetime of the development which is normally considered to be a hundred years for residential development. Such sustainability benefits may include, for example, the need for regeneration and bringing back into use a brownfield site.

**4.4.3** The NPPG makes it clear that the Sequential Test does not need to be applied to proposals on sites which have been allocated in the adopted Local Plan or to minor developments and changes of use except for a change to a caravan, camping, chalet or mobile home site which are more vulnerable to flood risk. However, proposals will normally be required to demonstrate that the development would be safe over its lifetime without increasing flood risk elsewhere.

**4.4.4** A site specific flood risk assessment (FRA) is required for all proposals including minor development and change of use in either Flood Zones 2 or 3<sup>3</sup> and in an area which has critical drainage problems. The FRA should examine the likelihood of a proposal being affected by current or future flooding from any source and take into account climate change. The FRA will also need to demonstrate that the proposal would not increase the risk of flooding elsewhere. In particular, surface water runoff from the development will need to be managed so as not to cause an adverse impact elsewhere through increased flood risk. Further guidance on managing surface water is set out in Policy LPD 4 below.

**4.4.5** The FRA should include the following:

- evidence of the application of the sequential test and if necessary the Exceptions Test;
- an assessment of the probability of flooding at the site and how flood risk is likely to be affected by climate change;
- how the site will be protected and design of defences;
- guidance on the siting and design of the development for e.g. by placing land uses most sensitive to flood damage in the areas of the site at least flood risk;
- access and egress arrangements; and
- operation and maintenance of any flood mitigation measures.

**4.4.6** The FRA should also identify any residual flood risks which remain after applying mitigating actions to protect the site and state how these risks will be

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<sup>3</sup> An FRA is also required for proposals of 1 hectare or more in Flood Zone 1.

managed, for example, recommendations about flood warning and evacuation procedures.

**4.4.7** In drawing up FRAs, the Greater Nottingham Strategic Flood Risk Assessment (updated 2017) is an important source of information on the probability of a flood occurring and on residual risks. Information is provided on the nature, severity, depth, water velocity and rate of onset of a flood and the likely flood hazard due to a breach or overtopping of defences or overloading of surface water drainage systems.

**4.4.8** Development in close proximity to watercourses can cause problems if there is insufficient space to construct flood risk management measures or to be able to adequately access watercourses for proper maintenance. Flood risk management measures may include diverting water courses from culverted areas or the recreation of natural features to create additional flood storage and natural habitat for example, on the Day Brook at Thackeray’s Lane, Daybrook. In order to achieve this, minimum separation distances will be applied. Minimum set back distances are eight metres for a main water course and five metres for an ordinary watercourse. Such areas can reduce sediment entering the water course, provide scope for re-meandering the river and may provide opportunities for wildlife and passive recreation.

**Key Related Policies**

- ACS Policy 1: Climate Change
- LPD Policy 4: Surface Water Management

**Monitoring Information**

Indicator	Target	Collection
Number of planning applications in flood risk areas approved against Environment Agency advice	Zero	Monitoring of planning permissions

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- Flood risk assessments will be required for:
  - all development in Flood Zones 2 and 3;
  - changes of use in Flood Zone 2 where more vulnerable uses are proposed; and
  - developments in Flood Zone 1 with critical drainage problems.

**Policy LPD 4 - Surface Water Management**

**a) All development proposals should, wherever possible, include measures to pro-actively manage surface water including the use of appropriate surface treatments and Sustainable Drainage Systems in order to minimise the risk of**

**flooding on the development site without increasing flood risk elsewhere.**

**b) Within areas at risk of surface water flooding, all development proposals involving new buildings, extensions and additional areas of hard surfacing should ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk.**

**c) Developers will be required to show that the proposed development would:**

- 1. not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows; and**
- 2. wherever practicable, minimise the risk of surface water flooding in the wider area.**

**4.5.1** Nottinghamshire County Council as the Lead Local Flood Authority is responsible for preparing a Flood Risk Management Strategy (FRMS) which is in preparation at the time of writing. The FRMS will provide a framework for coordinating the management of flood risk. This strategy will prioritise what limited public funding will be available for hard flood defences but also set out other ways of managing flooding problems and flood risk. Examples of the latter may include: advice on planning for sustainable development, guidance on development control and the environmental management of water courses. The Local Lead Flood Authority is also a statutory consultee for planning applications for major development (over 10 dwellings) in relation to the management of surface water.

**4.5.2** The FRMS and any supporting technical documents will be key to the implementation of LPD Policy 4, informing the planning process of those areas at significant risk of flooding. The FRMS will be taken into account when considering planning applications in areas at significant risk of surface water flooding and be a material consideration in the planning decision making process. All significant proposals involving new construction will be required to show how surface water flooding issues will be addressed and should include measures to protect against and reduce the vulnerability of the site and the wider area to the effects of surface water runoff. Mitigation measures may include, for example, the use of permeable materials to increase infiltration, on site rainwater storage and green roofs.

**4.5.3** The flood risk from the River Leen and Day Brook also affects existing properties including in Hucknall and further downstream in the City of Nottingham. Although the River Leen and Day Brook Strategic Flood Risk Assessment notes that the rural catchments outside of Nottingham 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<sup>4</sup> in the following locations:-

- River Leen and Day Brook catchment: Papplewick, Edge of Hucknall, Bestwood Village and Arnold; and
- Ouse Dyke catchment: Carlton.

**4.5.4** This policy requires surface water drainage issues to be addressed in planning applications, both to ensure that surface water drainage issues and associated flood risk are considered and to ensure that the impact of drainage measures on the form and visual appearance of developments is considered. Development should, wherever possible, include infiltration techniques and sustainable drainage systems as a way of managing rain water locally close to source unless the developer can provide justification to demonstrate that this would not be practicable or feasible within the constraints or configuration of the site.

### Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 3: Managing Flood Risk

### Monitoring Information

Indicator	Target	Collection
Number of developments incorporating SUDS	No target	Monitoring of planning permissions
Number of planning applications approved against the advice of the Lead Local Flood Authority	Zero	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Flood Risk Assessment to address surface water flood risk.

## Policy LPD 5 - Managing Water Quality

**Planning permission will be granted where development proposals would not have an adverse effect on water quality through pollution of surface water bodies in Gedling Borough.**

<sup>4</sup> Defined as development proposals with more than 10 houses or 0.5 ha and over 1,000 sqm. of commercial floorspace.

**4.6.1** The EU Water Framework Directive requires each member state to manage the water environment to consistent standards with a key objective of achieving a good water quality status by 2027. Requirements of the Directive include:

- prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027 (the relevant date depending on the previous status of the water body and the level of improvement required);
- meet the requirements of Water Framework Directive Protected Areas;
- promote sustainable use of water as a natural resource;
- conserve habitats and species that depend directly on water;
- progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants; and
- contribute to mitigating the effects of floods and droughts.

**4.6.2** The key means of implementing the Framework is the preparation of River Basin Management Plans which are a holistic approach to managing water throughout its water cycle. These plans include environmental objectives and measures and should integrate with other plans and policies including spatial plans. Gedling Borough is located within the Erewash and Lower Trent Basin Management Plan<sup>5</sup> which contains objectives and measures and also sets out current and objective status limits for water bodies in its catchment area.

**4.6.3** In considering planning proposals which may adversely impact on the water quality of a water body, consideration will be given to whether the proposal would result in the likelihood of a water body failing to meet the status class limits set out in the relevant River Basin Management Plan. In line with the objectives of the Water Framework Directive, development should not result in any water body failing to meet the class limits set out in the Humber River Basin Management Plan for the Erewash and Lower Trent or any standards which supersede these. If this were the case then the Borough Council would be minded to refuse the proposal. In this context, the Borough Council may seek advice from relevant specialist bodies including the Environment Agency.

**4.6.4** Some development proposals, for example hydropower schemes and modifications to watercourses or structures, may require the submission of a Water Framework Directive Assessment. This Assessment aims to determine the effects of proposed works on ecological status, identifying any potential impacts that could cause deterioration in the status of a water body or could hinder the water body from meeting its Water Framework Directive objectives.

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<sup>5</sup> Published as part of the Humber River Basin District Management Plan.

## Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land
- LPD Policy 9: Hazardous Substances

## Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the Environment Agency advice on water quality	Zero	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Controlled Water Risk Assessment; and
- Ecological Assessment.

## Policy LPD 6 - Aquifer Protection

**Planning permission will be granted where development proposals would not be liable to cause contamination of the ground water in the aquifers, unless measures can be carried out as part of the development to prevent such contamination taking place.**

**4.7.1** Aquifers are an important source of public water supply, providing for about a third of the drinking water of England and Wales as well as sustaining the base flows of rivers. However, aquifers are vulnerable to contamination from pollutants from direct discharges into ground water or indirectly into or onto land. The Environment Agency uses Aquifer Source Protection Zones to protect the source and these maps are available on the Environment Agency's website. Parts of the Borough are underlain by the Sherwood Sandstone principal aquifer.

**4.7.2** Many development types, including housing, are of a lesser risk in terms of potential pollution to aquifers provided they include standard pollution prevention measures and incorporate sustainable drainage systems. However, Gedling Borough Council will refer to advice from the Environment Agency in appropriate cases before a formal decision is made on any proposal.

## Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 7: Contaminated Land

## Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the Environment Agency advice on aquifer protection	Zero	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Ground water contamination assessment.



## **5 Environmental Protection**

### **5.1 Introduction**

**5.1.1** Contamination, pollution and air quality are important issues for Gedling Borough. They have the potential to impact adversely on people's health and wellbeing as well as the natural environment. Water quality is also a key issue and this is addressed in the section on climate change, flood risk and water management.

**5.1.2** Paragraph 121 of the NPPF states that planning policies and decisions should ensure that the site is suitable for its new use. This should take account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.

**5.1.3** This section includes policies to prevent development on contaminated or unstable land unless satisfactory measures are implemented and also addresses emissions from development. The Health and Safety Executive will be consulted on any planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines.

**5.1.4** This section includes the following policies:

- LPD Policy 7: Contaminated Land;
- LPD Policy 8: Unstable Land;
- LPD Policy 9: Hazardous Substances;
- LPD Policy 10: Pollution; and
- LPD Policy 11: Air Quality.

### **Policy LPD 7 - Contaminated Land**

**Planning permission will be granted for development on land potentially affected by land contamination provided effective and sustainable measures are taken to assess, treat, contain or control the contamination so as to ensure**

that it does not:-

- a. expose the occupiers of the development and neighbouring land users to any unacceptable risk;
- b. threaten the structural integrity of any building built on or adjoining the site and/or compromise the operation of utilities infrastructure;
- c. cause or allow the contamination of any watercourse, water body or groundwater; or
- d. cause or allow the contamination of adjoining land.

**The Borough Council will impose conditions relating to the assessment of remediation or verification processes where appropriate.**

**5.2.1** The term 'contaminated land' is a legal term defined under Part 2A of the Environmental Protection Act 1990<sup>6</sup>. Currently, Gedling Borough contains no contaminated land. The term 'land potentially affected by land contamination' is used to capture all sites with potential contamination not just those formally designated under Part 2a of Environmental Protection Act 1990.

**5.2.2** The NPPF encourages the effective use of land by re-using land that has been previously developed and ensuring that new development is appropriate for its location. Where a site is affected by contamination issues, responsibility for securing a safe development rests with the developer and/or landowner.

**5.2.3** Where development is proposed on or adjacent to land that is known or suspected to be contaminated, it should be accompanied by an appropriate and robust investigation such as a tiered risk assessment. Where required, details of the measures proposed to address contamination should be provided. The measures for any contaminated sites should deal with any unacceptable risks to health, safety or the environment, taking into account its actual or intended uses.

### Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

### Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection Officer	Zero	Monitoring of planning permissions

<sup>6</sup> <http://www.legislation.gov.uk/ukpga/1990/43/part/IIA>

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be contaminated, supporting information such as risk assessment and details of the measures proposed to prevent contamination should be provided.

## Policy LPD 8 - Unstable Land

**Planning permission will not be granted for development on or adjacent to unstable or potentially unstable land unless satisfactory remedial, mitigation or treatment measures are implemented to prevent injury to the public and any risk of damage to buildings or structures.**

**5.3.1** The causes of instability may arise from a variety of factors such as natural underground cavities, natural or artificial slopes, subsidence or ground compression. In Nottinghamshire, one of the main causes is historic coal mining.

**5.3.2** The NPPF states that planning policies and decisions should ensure that new development is appropriate for its location. Where a site is affected by land stability issues, directly or indirectly, the responsibility for securing a safe development rests with the developer and/or landowner.

**5.3.3** Where development is proposed on or adjacent to known or suspected unstable land, it will be necessary for the developer to submit an assessment which determines the stability of the site and identifies any remedial measures before an application can be decided. It should be noted that some investigations, such as drilling bore holes, and some remedial measures may themselves require planning permission. Should an assessment or any information demonstrate that the proposal will be affected by instability but that suitable measures can overcome the problem, planning permission may be granted subject to conditions relating to the implementation of remedial action. Planning permission will be refused where instability of the ground renders it unsuitable for the development proposed and where necessary remedial measures will adversely affect neighbouring land or would not be in the control of the applicant.

**5.3.4** Land near to past mining activities may be at risk of being unstable. Applicants would need to check if their land is in the Development High Risk area defined by the Coal Authority and, if so, submit a Coal Mining Risk Assessment to support the development. The Coal Authority has identified locations of potential instability arising from historic coal mining and they are shown on the interactive map available on the Coal Authority's website<sup>7</sup>.

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<sup>7</sup> <https://www.gov.uk/government/organisations/the-coal-authority>

## Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 35: Safe, Accessible and Inclusive Development

## Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of the Coal Authority	Zero	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Where development is proposed on or adjacent to land that is known or suspected to be unstable, supporting information such as a risk assessment and details of the measures proposed to overcome the problem.

## Policy LPD 9 - Hazardous Substances

**Planning permission will not be granted for:-**

- a. new development involving the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990; or**
- b. new development in the vicinity of a site known to be used for the use, storage or transport of a hazardous substance, as defined in the Planning (Hazardous Substances) Act 1990;**

**if it would result in the health and safety of the public or the natural environment being put to any unacceptable risk and prejudice the use or development of nearby land.**

**Conditions will be imposed relating to the restrictions or verification processes where appropriate.**

**5.4.1** The lessons learnt from explosions such as at the Flixborough chemical works in Humberside in 1974, Seveso in Italy in 1976 and Buncefield in 2005 underline the importance of controlling sites where hazardous substances could be present and where development is proposed nearby.

**5.4.2** There are regulations that provide controls to prevent major accidents and to maintain appropriate safety distances between residential areas, public areas, recreational areas and major transport routes. The Planning (Hazardous

Substances) Act 1990 and the associated regulations are enforced by the Hazardous Substances Authority which is the local planning authority.

**5.4.3** The Health and Safety Executive (HSE) is a statutory consultee to local planning authorities on planning applications for hazardous substances consent and development proposals near major hazard installations and pipelines. The HSE’s role is to provide proportionate, transparent and consistent advice to so that planning decisions are informed by a full understanding of the public safety risks arising from development proposals.

**Hazardous Substances Consent**

**5.4.4** Sites which want to hold certain quantities of hazardous substances must obtain hazardous substance consent. The Borough Council will consult the HSE on these applications. The HSE will consider the hazards and risks which the hazardous substance may present to people in the surrounding area and take account of existing and potential developments in advising the Borough Council on whether or not consent should be granted.

**Development Proposals near Major Hazard Installations and Pipelines**

**5.4.5** When considering development proposals around major hazard installations and pipelines, the Borough Council will seek technical advice on the risks presented by major accidents from the HSE. The HSE sets a consultation distance around the site or pipeline within which a local planning authority must consult the HSE on development proposals.

**5.4.6** Within Gedling Borough there is a large scale petrol storage site on the Colwick Industrial Estate. Following the Buncefield incident in 2005, the HSE reviewed the consultation distances and an additional Development Proximity Zone was introduced 150 metres from the boundary. The Borough Council will consult the HSE on development proposals within the Development Proximity Zone.

**5.4.7** Applicants can also use the HSE’s Planning Advice Web App to find out if their land lies within the consultation distance of a major hazard. Further information is available on the HSE’s website<sup>8</sup>.

**Key Related Policies**

- LPD Policy 32: Amenity
- LPD Policy 35: Safe, Accessible and Inclusive Development

**Monitoring Information**

Indicator	Target	Collection
Number of planning applications approved against the advice of the Health and Safety Executive	Zero	Monitoring of planning permissions

<sup>8</sup> <http://www.hse.gov.uk>

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Supporting information such as risk assessment and details of the measures proposed to prevent major hazards should be provided.

## Policy LPD 10 - Pollution

**Planning permission will not be granted for development which would result in:-**

- a. an unacceptable level of pollution or is likely to result in exposure to sources of pollution or risks to safety;**
- b. an unacceptable impact on the ability of sites allocated in the Aligned Core Strategy or Local Planning Document to be developed for the purpose they were allocated for; or**
- c. unacceptable harm to the historic environment, the natural environment or the character of the landscape;**

**unless measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.**

**Proposals for development must identify potential nuisance issues arising from the nature of the proposal and address impacts on that development from existing land uses.**

**Conditions will be imposed relating to the restrictions or mitigation of pollution effects where appropriate.**

**5.5.1** Paragraph 120 of the NPPF states that the effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. This policy seeks to ensure that any proposal for development is accompanied by an appropriate scheme of mitigation.

**5.5.2** The controls under the planning and pollution control regimes should complement rather than duplicate each other. Planning policies need to focus on whether a particular type of development is an acceptable use of the land under consideration and whether associated impacts can be managed, rather than the control of processes or emissions themselves.

**5.5.3** For clarification, this policy does not relate to pollution from vehicle emissions or the pollution of land, which is addressed by policies LPD 11 (Air Quality) and LPD 7 (Contaminated Land) respectively. Impact on the amenity of nearby residents or occupiers is covered separately by Policy LPD 32 (Amenity).

## Nuisance

**5.5.4** Nuisance issues, for example noise, dust, odour and lighting, can have a significant impact on quality of life, community cohesion, health and amenity. These issues are also material planning considerations. When determining planning applications, account needs to be taken of existing land uses in the vicinity of the site, for example proposals for residential development adjacent to an existing factory. Every effort must be made to ensure that nuisance problems are not generated during construction or operation.

## Noise Pollution

**5.5.5** Noise can be an unwanted intrusion that adversely impacts on quality of life, affecting an individual's health and wellbeing. Noise from commercial or industrial premises and construction sites are some common sources of noise pollution and therefore a restriction on working hours is often prescribed as part of the planning permission. Noise needs to be considered both in the context of the additional noise generated by new development and when new development would be sensitive to the prevailing acoustic environment.

## Light Pollution

**5.5.6** Artificial light provides valuable benefits to society. It provides opportunities for the use of outdoor sport facilities and recreational areas. It is essential to new developments such as residential or commercial premises and transport networks such as paths, roads and railways. High levels of light may be required for safety and security reasons, such as railway and tramway premises, bus stations, prisons and premises occupied by defence purposes.

**5.5.7** However, artificial light can also be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside. Section 102 of the Clean Neighbourhoods and Environment Act 2005<sup>9</sup> creates a new form of legal nuisance, namely "artificial light emitted from premises so as to be prejudicial to health or a nuisance". For maximum benefit, the best use of artificial light is about getting the right light, in the right place and providing light at the right time.

## Other Types of Pollution

**5.5.8** There are other types of pollution such as odour, dust, heat, radon gas 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.

## Key Related Policies

- ACS Policy 1: Climate Change
- LPD Policy 32: Amenity

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<sup>9</sup> <http://www.legislation.gov.uk/ukpga/2005/16>

## Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against the advice of Gedling Borough Council's Public Protection Officer	Zero	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 11 - Air Quality

**Planning permission will not be granted for development proposals that have the potential to adversely impact on air quality, unless measures to mitigate or offset their emissions and impacts have been incorporated, in accordance with the Borough Council's Air Quality and Emissions Mitigation guidance and other associated guidance documents.**

**In areas where air quality is a matter of concern, development proposals will be required to deliver a positive impact on air quality.**

**Development proposals must not exacerbate air quality beyond acceptable levels, either through poor design or as a consequence of site selection.**

**5.6.1** Part IV of the Environment Act 1995 requires local planning authorities to review and assess the current and future air quality in their areas against objectives set out for eight key air pollutants, under the provisions of the National Air Quality Regulations 2000 and the Air Quality (Amendment) Regulations 2002. Where an air quality objective is deemed to be breached, then the local planning authority must declare an Air Quality Management Area and put in place an action plan in order to bring pollutant levels below the objective.

**5.6.2** Paragraph 124 of the NPPF states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas.

**5.6.3** A Nottinghamshire-wide Air Quality Strategy, 'A Breath of Fresh Air for Nottinghamshire'<sup>10</sup> was published in 2008, which covers the districts and boroughs of

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<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningbuildingcontrol/buildingcontrol/notts%20AQ%20Strategy%202008.pdf>

Nottinghamshire County and Nottingham City Council. The purpose of the strategy is "to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public in a co-ordinated and integrated manner."

**5.6.4** The Nottinghamshire Air Quality Strategy is due to be reviewed and updated. The evidence of both the health impacts and effective actions to address air quality has developed since its publication. The new strategy should ensure that air quality remains a strategic priority with shared goals and purposeful, co-ordinated action across local government, health and wider partners.

**5.6.5** In July 2015, a chapter on air quality was incorporated into the Nottinghamshire Health and Wellbeing Board's Joint Strategic Needs Assessment (JSNA); reflecting the emerging science on the health effects of air pollution<sup>11</sup>. One of the recommendations from this chapter is "Consider incorporation of revised air quality aspirations into Local Development Plans".

**5.6.6** The particular problems with air quality within Gedling Borough are mainly caused by 'tail-pipe' emissions from vehicles. This has led to the designation of part of the A60 Mansfield Road in Arnold as an Air Quality Management Area in April 2011 due to a breach of the air quality objective for nitrogen dioxide. An Air Quality Action Plan was subsequently published in 2012.

**5.6.7** Parts of Gedling Borough also fall within the Nottingham Urban Area agglomeration zone (UK0008), which is one of five zones that are predicted to exceed the EU limit value for nitrogen dioxide (NO<sup>2</sup>) in 2020. The Government has published an Air Quality Plan for the zone which includes the creation of a Clean Air Zone (CAZ)<sup>12</sup>.

**5.6.8** Whilst the focus of this policy concerns issues arising from road transport emissions, it should be noted that emissions from point sources (i.e. biomass, combined heat and power and anaerobic digestion installations) also need to ensure compliance with the Clean Air Act, EU limit values or national air quality objectives<sup>13</sup>.

**5.6.9** The Borough Council's Air Quality and Emissions Mitigation guidance was published in August 2015<sup>14</sup>. As part of the Action Plan required by the designation of the Air Quality Management Area, the guidance has been prepared to set out the measures which will be taken to help reduce vehicle emissions which occur as a result of development proposals. The guidance will apply across the whole Borough in order to improve air quality and avoid other areas having to be designated as Air Quality Management Areas. Further information regarding the Air Quality

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<sup>11</sup> <http://jsna.nottinghamcity.gov.uk/insight/Strategic-Framework/Nottinghamshire-JSNA.aspx>

<sup>12</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/485696/air-quality-plan-2015-nottingham-urban-area-uk0008.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/485696/air-quality-plan-2015-nottingham-urban-area-uk0008.pdf)

<sup>13</sup> [http://www.iaqm.co.uk/text/guidance/epuk/biomass\\_developers\\_leaflet.pdf](http://www.iaqm.co.uk/text/guidance/epuk/biomass_developers_leaflet.pdf)

<sup>14</sup>

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/GBC%20AQ%20PLANNING%20GUIDANCE%20Aug2015v2.pdf>

Management Area within Gedling Borough and other associated guidance documents is available on the Council's website<sup>15</sup>.

### Key Related Policies

- ACS Policy 1: Climate Change
- ACS Policy 14: Managing Travel Demand
- LPD Policy 32: Amenity

### Monitoring Information

Indicator	Target	Collection
Development to accord with the requirements of the Air Quality and Emissions Mitigation guidance	No target	Monitor the number of Mitigation Statements submitted

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

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<sup>15</sup> <http://www.gedling.gov.uk/resident/environmentalhealth/airpollutionmonitoringandreporting>



## **6 Green Belt**

### **6.1 Introduction**

**6.1.1** The Green Belt is perhaps the most long established and widely known planning policy in the UK and is especially important in Gedling Borough where nearly all of the land outside of the urban area and large settlements is designated as Green Belt. Paragraph 79 of the NPPF states that the Government attaches great importance to Green Belts and stresses that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence.

**6.1.2** The Green Belt has five purposes:

- to check the unrestricted sprawl of large built up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**6.1.3** When determining planning applications, substantial weight should be given to any harm to the Green Belt and 'inappropriate development' should be approved only in 'very special circumstances'. Not all development, however, is inappropriate. The NPPF sets out that specific types of development, such as small residential extensions and the replacement of buildings, are not inappropriate provided they meet a number of conditions. Policies in this section provide details and guidance on the interpretation of national Green Belt policy in Gedling Borough.

**6.1.4** This section also identifies the parts of the Borough that will be designated as Safeguarded Land. Paragraph 85 of the NPPF sets out that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (beyond 2028 in this case).

**6.1.5** This section includes the following policies:

- LPD Policy 12: Reuse of Buildings within the Green Belt;

- LPD Policy 13: Extensions to Buildings within the Green Belt;
- LPD Policy 14: Replacement of Buildings within the Green Belt;
- LPD Policy 15: Infill Development within the Green Belt;
- LPD Policy 16: Safeguarded Land; and
- LPD Policy 17: Homes for Rural Workers.

## **Policy LPD 12 - Reuse of Buildings within the Green Belt**

**a) Within the Green Belt the reuse of buildings is not inappropriate provided:**

- i. the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;**
- ii. the buildings are of permanent and substantial construction, are structurally sound and capable of re-use without major alterations, adaptations or reconstruction**

**b) The proposed use can be wholly or substantially contained within the buildings identified for re-use; and**

- i. The proposal will not result in the need to construct additional agricultural buildings, unless it can be demonstrated that the buildings to be re-used are no longer suitable for agricultural use.**
- ii. Where the re-use of buildings within the Green Belt for residential purposes would result in the creation of new isolated homes in the countryside, the applicant will need to satisfactorily demonstrate that there are special circumstances such as:**
  - 1. the essential need for a rural worker to live permanently at or near their place of work;**
  - 2. where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or**
  - 3. where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or**
  - 4. the design of the building is truly outstanding or innovative helping to raise standards of design more generally in rural areas, reflects the highest standards in architecture, significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area.**

**Where permission is granted for the residential re-use of buildings in the Green Belt, consideration will be given to applying conditions which restrict permitted development rights.**

**c) Where planning permission has been granted for new buildings (whether as replacement, as an exception to Green Belt policy or because of very special**

**circumstances) planning permission will not subsequently be granted for the change of use of those buildings for a period of ten years following completion unless 'very special circumstances' have been demonstrated.**

**6.2.1** Paragraph 90 of the NPPF identifies that the re-use of buildings within the Green Belt is not inappropriate provided they preserve the openness of the Green Belt, do not conflict with the purposes of including land within it and the buildings are of permanent and substantial construction. The re-use of buildings can have a number of benefits and will usually not result in a greater impact on the Green Belt. Careful consideration needs to be given to the nature of the proposed use to ensure that the activity it would generate does not result in an impact on the openness of the Green Belt or other forms of impact.

**6.2.2** Paragraph 55 of the NPPF sets out that, in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities and that new isolated homes should be avoided. As well as not enhancing the vitality of rural communities, isolated homes force residents to be dependent on private vehicles to access facilities and services; this goes against the principles of sustainable development. There are, however, a number of circumstances when new isolated homes may be acceptable.

**6.2.3** Clause c) of the policy introduces a period within which a building granted planning permission as appropriate within the Green Belt (e.g. agricultural or forestry building, or facilities for open sports or recreation, or having demonstrated very special circumstances) should not normally be re-used for alternative purposes. Within this period the re-use of buildings is considered to be inappropriate within the Green Belt. This is in response to a number of planning applications for the change of use of stables to residential use within six months of the stables being built. Had applications been submitted for the residential use originally it is likely that they would have been refused.

**6.2.4** Class MB of the General Permitted Development Order sets out that the change of use of agricultural buildings to residential use is permitted development. However it also specifies that this does not apply for a period of ten years for agricultural buildings built after 20<sup>th</sup> March 2013; this was to ensure that agricultural buildings were genuinely built and used for agricultural purposes. Failure to introduce a similar restriction would leave permitted development rights more restrictive than the consideration of planning applications.

**6.2.5** A 10 year period is considered appropriate as it is consistent with the General Permitted Development Order. Pragmatic decisions may be taken when applications are submitted in the last two to three years of the restricted period, especially if there are no conflicts with other policies.

### **Key Related Policies**

- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

## Monitoring Information

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A feasibility study and a conservation method statement satisfactorily demonstrating that the buildings are capable of re-use without major alterations, adaptations or reconstruction.

## Policy LPD 13 - Extensions to Buildings within the Green Belt

**a) Within the Green Belt, planning permission will be granted for extensions or alterations to buildings provided the proposals do not result in the floorspace of the building being over 50% larger than when originally constructed or as it existed on 1<sup>st</sup> July 1948.**

**b) In all cases extensions or alterations will be expected to:**

- i. be in keeping with surrounding character in terms of height, bulk, form and general design;**
- ii. conserve any historic significance the building may have;**
- iii. not adversely affect valuable views into or out of settlements or previously developed sites; and**
- iv. not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

**6.3.1** Paragraph 89 of the NPPF sets out that the extension or alteration of a building within the Green Belt is not inappropriate provided it does not result in 'disproportionate additions' over and above the size of the original building. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV28) identified that increases in residential floorspace of more than 50% were considered to be disproportionate. A review of Local Plans has indicated that a 50% increase was the most commonly used figure nationally although figures ranged from 25% to 70%. Having regard to consultation responses it is considered appropriate to continue to define 'disproportionate additions' as being increases in floorspace of more than 50%. It is also considered appropriate to extend this approach to all buildings not just residential dwellings.

**6.3.2** Increases above 50% are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm,

planning permission may be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

**6.3.3** Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- Include any existing outbuildings that fall within five metres of the original dwelling;
- Include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- Exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948) if they do not have permanent and fixed means of access;
- Include the floor area of lofts/attics or basements proposed as part of the extension that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- Exclude extensions built after 1<sup>st</sup> July 1948;
- Exclude floor space that has been granted planning permission but not yet built.

**6.3.4** In certain cases, increases in floorspace above 50% may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

**6.3.5** In all cases proposals must accord with Clause b) of the Policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used to, amongst other things, retain and enhance landscapes and visual amenity. Where extensions or alterations to buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

### **Key Related Policies**

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

## Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions granted against policy (increase in floorspace over 50%)	Zero	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 14 - Replacement of Buildings within the Green Belt

- a) Within the Green Belt, planning permission will be granted for the replacement of buildings provided:**
- the replacement buildings are in the same use as the existing buildings;**
  - the existing buildings have not been substantially extended; and**
  - the replacement buildings have a floorspace no more than 50% larger than when originally constructed or as existed on 1<sup>st</sup> July 1948.**
- b) Where buildings have been substantially extended, replacement buildings will only be granted where the new buildings have the same or reduced floorspace as the buildings replaced.**
- c) In all cases, replacement buildings will be expected to:**
- be in keeping with surrounding character in terms of height, bulk, form and general design;**
  - conserve any historic significance the building may have;**
  - not adversely affect valuable views into or out of settlements or previously developed sites; and**
  - not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it.**

**6.4.1** Paragraph 89 of the NPPF states that the replacement of a building within the Green Belt is not inappropriate provided it is 'not materially larger' than the one it replaces and remains in the same use. The supporting text to the previous Gedling Borough Replacement Local Plan (2005) which addressed this issue (Policy ENV29) identified that, for dwellings that had not previously been substantially extended, replacements that increased floorspace by more than 15% were considered to have a detrimental impact. A review of Local Plans indicated that 50% was the most commonly used figure nationally although the figures ranged from 10% to 50%.

Given the ability to extend a building by up to 50%, it is considered appropriate to allow replacement buildings up to 50% as well, provided the property has not been substantially extended in the past.

**6.4.2** Where buildings have been substantially extended in the past, account will be taken of whether a replacement building will result in a building being over 50% larger than the original building (as originally constructed or as existing 1<sup>st</sup> July 1948). An enlarged building above this level would therefore be inappropriate.

**6.4.3** Above 50%, replacement buildings are deemed to be 'inappropriate' within the Green Belt. Inappropriate development is, by definition, harmful to the openness of the Green Belt. Where an applicant is able to demonstrate that there are 'very special circumstances' which outweigh the harm to the Green Belt and any other harm, planning permission can be granted subject to the proposal not being in conflict with other policies in the Local Plan or NPPF. Occasions when 'very special circumstances' are deemed to apply, however, are likely to be few and far between.

**6.4.4** In certain cases, replacement buildings more than 50% larger may be permitted even if there are no very special circumstances. Each case would need to be judged on its own merits but it is possible that this may occur when the proposal results in a small increase above the 50% figure and there are other clear and demonstrable benefits such as:

- an overall improvement in the openness on site through the removal of curtilage buildings;
- an overall improvement in the appearance of the site due to the provision of a high quality design and landscaping scheme;
- the continued preservation of heritage assets; or
- the continued viability of a rural land based business.

**6.4.5** In all cases, proposals must accord with Clause c) of the policy. While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where replacement buildings will adversely affect valuable views into or out of the village or previously developed site, the proposals will not be supported.

**6.4.6** Calculating the floor space, both existing and proposed, will be done on the basis of Gross External Floor Area (GEFA) based on the measurement of the external face of the walls on all floors. This includes external and internal walls, stairwells, chimney spaces, internal garages and conservatories. It is considered appropriate to use GEFA as it is this measurement which indicates the impact on openness the building has. The calculation will:

- include any existing outbuildings that fall within five metres of the original dwelling;
- include balconies and car ports where floor space is enclosed in some way to provide a built structure;
- exclude the floor area of lofts/attics or basements that existed when the building was first constructed (or existed as at 1<sup>st</sup> July 1948) if they do not have permanent and fixed means of access;

- include the floor area of lofts/attics or basements proposed as part of the replacement building that have permanent and fixed means of access such as staircases or the ceiling height would be 1.6m or higher;
- exclude extensions built after 1<sup>st</sup> July 1948; and
- exclude floor space that has been granted planning permission but not yet built.

### Key Related Policies

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt

### Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions granted against policy (increase in floorspace over 50%)	Zero	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 15 - Infill Development within the Green Belt

Within the villages of Linby, Papplewick and Stoke Bardolph, those parts of Lambley and Woodborough that are within the Green Belt and within the boundaries of previously developed sites within the Green Belt, the construction of new buildings is not inappropriate provided:

- a. the scale of development is limited;
- b. the proposal is for the development of a gap within a village or site which is enclosed by buildings on at least two sides;
- c. the proposal is for development within the fabric of the village or a previously developed site;
- d. the proposal does not have a detrimental impact on the openness of the Green Belt or the reasons for including land within it;
- e. the proposal does not adversely affect valuable views into or out of or in the village or site; and
- f. the proposal is in keeping with surrounding character in terms of height, bulk, form and general design.

**6.5.1** Paragraph 89 of the NPPF sets out that ‘limited infilling’ is not inappropriate within the Green Belt in the following instances:

- within villages; and
- within previously developed sites.

**6.5.2** Infilling is considered to be the development of small gaps within the fabric of the village or previously developed sites. Where land is tightly enclosed by development it is not considered to contribute significantly to the openness of the Green Belt. Subject to the criteria within Policy LPD 15, infill development is not considered to be harmful to the openness of the Green Belt and can provide new housing in villages which are otherwise constrained. Where the gap covers residential garden land, Policy LPD 34 which restricts the circumstances where garden land can be developed applies.

**6.5.3** The villages of Linby, Papplewick and Stoke Bardolph and parts of Lambley and Woodborough are washed over by the Green Belt. Within these villages, proposals should be around 1 to 2 dwellings to be classed as limited. Whether proposals for infilling on previously developed sites, such as the Police Headquarters at Burntstump, and the Severn Trent Water site at Stoke Bardolph, are classed as ‘limited’ will need to be looked at on a case by case basis having regard to the size of the site, the size of the gap and nature of the proposal; it is likely that proposals of up to 150 sq metres would be seen as limited.

**6.5.4** While not a reason to designate Green Belt, paragraph 81 of the NPPF states that Green Belts should be used, amongst other things, to retain and enhance landscapes and visual amenity. Where small gaps provide valuable views into or out of the village or previously developed site, their development will not be supported. Proposals should also be in keeping with the character of the village or site.

### **Key Related Policies**

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt

### **Monitoring Information**

No indicators.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 16 - Safeguarded Land

### Safeguarded Land

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 for the plan period up to 2028 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).

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.

### Safeguarded Land (Protected)

c) The following land, as shown on the Policies Map and identified by the letter 'P', is removed from the Green Belt and protected from development as it is not suitable and/or available for development:

- i. Mapperley Golf Course (46.8ha);
- ii. Lodge Farm Lane, Arnold (3.9ha);
- iii. Glebe Farm, Gedling Colliery (3.2ha); and
- iv. Spring Lane, Lambley (1.8ha).

**6.6.1** Paragraph 85 of the NPPF states that local planning authorities should, where necessary, designate Safeguarded Land. Safeguarded Land is land between built up areas and the Green Belt that is protected from development in the short to medium term in order to meet development needs beyond the plan period (in the case of the Local Planning Document beyond 2028). It is land which is inappropriate to retain in the Green Belt but which is not needed or appropriate for development at the present time.

**6.6.2** Safeguarded Land is considered necessary in Gedling Borough for the following 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. 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.

**6.6.3** The starting point for identifying land to be designated as Safeguarded Land is whether, in accordance with paragraph 83 of the NPPF, there are exceptional

circumstances to alter existing Green Belt boundaries. Where there are not exceptional circumstances at specific locations within the Borough new Safeguarded Land will not be designated. Where there are exceptional circumstances and Green Belt boundaries will be altered, regard will be had to the need for the boundaries of the Green Belt to be set using physical features which are recognisable on the ground and likely to be permanent, as required by paragraph 85 of the NPPF. This means that, in certain cases, more land will be removed from the Green Belt than is needed to meet development needs for this plan period. Where this occurs, and the land is generally suitable for development in the longer term, it will be safeguarded. The Green Belt assessment undertaken by Gedling Borough Council has been used to inform decisions about defensible boundaries and changes to the Green Belt boundaries.

**6.6.4** 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. As such, it is not intended that safeguarded land would be developed before the end of the plan period.

**6.6.5** Of the three sites identified as being safeguarded for future development, Top Wighay Farm and Moor Road may be suitable for development in their entirety subject to a detailed assessment of the site through a review of the Local Plan and a subsequent planning application. The Oxton Road/Flatts Lane site at Calverton is considered to be only partially suitable for future development. Land to the north is to be retained as a landscape buffer, to protect the setting of a Listed Building and to avoid an area at risk of flooding. Due to the need for Green Belt boundaries to follow defensible features these areas cannot be included in the Green Belt.

**6.6.6** For the other sites listed in part (c) of the policy, the safeguarded land (protected) 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 protected and the defensible feature considered appropriate for the Green Belt boundary.

<b>Site</b>	<b>Defensible Green Belt Boundary</b>	<b>Reason not considered suitable for development</b>
Mapperley Golf Course	Does not connect with the Green Belt	Currently used as a golf course, not available for development.
Lodge Farm Lane, Arnold	Mansfield Road (A60) and adjacent residential properties	Adverse landscape impact.
Glebe Farm, Gedling Colliery	Lambley Lane	Unsustainable location, urban sprawl.
Spring Lane, Lambley	Spring Lane	Unsustainable location, urban sprawl.

## Appropriate Forms of Development on Safeguarded Land

**6.6.7** 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 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).

### Key Related Policies

- None

### Monitoring Information

Indicator	Target	Collection
Status of each area of Safeguarded Land and the reason why, if any, planning permission has been granted	No target	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 17 - Homes for Rural Workers

**a) Within the Green Belt, planning permission will be granted for new homes for rural workers provided it is satisfactorily demonstrated that:**

- i. there is an existing functional need;**
- ii. the need relates to a full time worker or one who is primarily employed in a land based rural occupation;**
- iii. the functional need could not be fulfilled by another existing dwelling in the area which is suitable and available for the worker concerned;**
- iv. the enterprise:**
  - 1. has been established for at least three years and been profitable in at least one of them;**
  - 2. is currently financially sound and has a clear prospect of remaining so.**

**b) Where permitted, proposals should be;**

- i. located so as to meet the demonstrated functional need;**
- ii. of a commensurate size with the demonstrated functional need;**
- iii. of a cost that can be supported by the enterprise;**
- iv. well related, where possible, to other buildings; and**
- v. designed to fit into the rural environment.**

**c) Conditions may be applied to retain the dwelling for the sole use of rural workers, link the dwelling to the enterprise and remove permitted development rights.**

**6.7.1** Paragraph 55 of the NPPF states that isolated homes in the countryside should generally be avoided. One of the identified exceptions to this is the provision of homes for rural workers where there is an essential need for a worker to be on or near the site. The construction of new homes for rural workers is one of the cases where the very special circumstances required to allow inappropriate development may be considered to apply.

**6.7.2** The definition of 'rural workers' includes those involved in agriculture or forestry but also others involved in land based enterprises which can only occur in rural areas. This may include those involved in the equestrian businesses, recreation and tourism.

**6.7.3** Broadly the policy sets out two tests; a functional test and a financial test. It follows the approach set out in Annex A of the now superseded Planning Policy Statement 7 (Sustainable Development in Rural Areas). These tests are needed to ensure that the new dwellings within the countryside and Green Belt are genuinely needed for land based business and that the exception is not exploited.

**6.7.4** The functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for a worker to be available at all times. This may include where animals or other process require essential care at short notice or to deal with emergencies which could otherwise cause serious damage to the enterprise. The need to protect livestock or machinery is unlikely to amount to a functional need on its own. Consideration will be given to the history of the holding, the pattern of land use and any recent proposals for the conversion to residential use. The ability to meet the functional need in existing dwellings near to the enterprise, such as in the urban area or villages, will also be considered.

**6.7.5** A financial test is required to justify the proposal and show that it is economically sound. In assessing this, a realistic approach will be taken to the level of profitability and account taken of the nature of the enterprise concerned.

**6.7.6** Dwellings should be of a size commensurate with the demonstrated functional requirement. Dwellings that are unusually large in relation to the functional needs or unusually expensive to construct, in relation to the income the enterprise can sustain in the long term, will not be permitted. It is the requirement of the enterprise, rather

than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate for a particular enterprise.

**Key Related Policies**

- None

**Monitoring Information**

<b>Indicator</b>	<b>Target</b>	<b>Collection</b>
Number of homes granted planning permission for rural workers	No target	Monitoring of planning permissions

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- A document setting out the case for a functional need for the dwelling; and
- A document setting out the last three years accounts and forward business plan.



## **7 Natural Environment**

### **7.1 Introduction**

**7.1.1** The Government is committed to halt the overall decline in biodiversity including by establishing coherent ecological networks. The NPPF requires the planning system to contribute to and enhance the natural and local environment by protecting valued landscapes and minimise impacts on biodiversity and, where possible, planning decisions should seek to provide a net gain in biodiversity.

**7.1.2** Policy 17: Biodiversity of the Aligned Core Strategy 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. It also seeks to ensure that new development provides biodiversity features and provision for their management. Aligned Core Strategy Policy 17 sets out the hierarchical approach to the consideration of any impacts on biodiversity in the following order to avoid – to mitigate and as a last resort compensate for any damage where it cannot be avoided. The policy also requires that designated international, national and local sites of biological or geological importance should be protected in line with the established hierarchy of designations.

**7.1.3** This section includes the following policies:

- LPD Policy 18: Protecting and Enhancing Biodiversity; and
- LPD Policy 19: Landscape Character and Visual Impact.

## **Policy LPD 18 - Protecting and Enhancing Biodiversity**

**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. Designated sites are shown on the Policies Map and include:**

- **Site of Special Scientific Interest**
- **Local Nature Reserves**
- **Local Wildlife Sites**

- **Local Geological Sites**

**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.**

**The weight given to the protection of sites will be commensurate with their position in the hierarchy.**

**Where proposals affect sites supporting priority habitats or species, it should be demonstrated that the need for the development outweighs the need to safeguard the biodiversity and other value of the site.**

**Development proposals affecting designated sites and priority habitats and species should only be permitted if there is no significant harm to the biodiversity site. Any harm should be:**

- a. firstly, avoided;**
- b. where this is not possible, the impacts should be mitigated;**
- c. lastly, residual impacts should be compensated.**

**Proposals should be supported by an up to date ecological assessment. Any harmful ecological impacts should be avoided through the design, layout and detailing of development with mitigation, or compensation (including off-site measures) where other methods are not possible.**

**Wherever possible, development proposals will be expected to take opportunities to incorporate biodiversity in and around development and contribute to the establishment and maintenance of green infrastructure.**

**7.2.1** The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites.

**7.2.2** Aligned Core Strategy Policy 17 sets out the broad approach to protecting designated and non-designated sites for nature conservation and Policy LPD 18 provides additional detail for considering development proposals that could potentially affect biodiversity including the designated sites for nature conservation which are identified on the Policies Map.

**7.2.3** Aligned Core Strategy Policy 17 (1) covers the need to protect and enhance existing areas of biodiversity interest, including the areas and networks of habitats and species listed under section 41 of the Natural Environment and Rural Communities Act and in the Nottinghamshire Local Biodiversity Action Plan and further detailed policy on protecting and enhancing biodiversity is not required. Development proposals will be expected to protect and promote biodiversity deliver multi-functional benefits and contribute to Gedling Borough's biodiversity, both as part of on site development proposals or off site provision.

## International Sites

**7.2.4** There is currently no internationally designated site within Gedling Borough. 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 (prospective SPA)<sup>16</sup>. A decision by the Government on whether to confirm the designation is expected in due course. In the meantime, the Aligned Core Strategy takes a precautionary approach and treats the prospective SPA as a confirmed European site.

## National Sites

**7.2.5** There is one Site of Special Scientific Interest (SSSI) in Gedling Borough at Linby Quarries, which is shown on the Policies Map. Designated under the Wildlife and Countryside Act 1981 (as amended), Linby Quarries is a biological site featuring one of the most important calcareous grasslands in Nottinghamshire. It also features broad leaved, mixed and yew woodland and has a varied breeding bird community. This site is protected under national legislation, which includes a requirement for positive management.

## Locally Designated Nature Conservation and Geological Sites

**7.2.6** These include:

- Local Nature Reserves
- Local Wildlife Sites
- Local Geological Sites

**7.2.7** Local Nature Reserves (LNRs) can be designated by the Borough Council under the National Parks and Access to the Countryside Act 1949. As at 2017, there are four LNRs in Gedling Borough which are identified on the Policies Map:

- Gedling House Wood (designated 1992)
- Gedling House Meadow (designated 1997)
- Netherfield Lagoons (designated 2007)
- The Hobbucks (designated 2015)

**7.2.8** These sites are considered to be of local importance, under the control of the local authority and designated in consultation with Natural England to encourage public access and enjoyment of the natural environment. All four LNRs are managed by local conservation groups. This policy will also be applied to any other newly designated LNR.

**7.2.9** Local Wildlife Sites<sup>17</sup> are identified on the Policies Map and are of at least County wide importance and provide a crucial network of stepping stones for the migration and dispersal of species. Local Wildlife Sites are identified by the

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<sup>16</sup> For further information on Special Protection Areas please visit [www.naturalengland.gov.uk](http://www.naturalengland.gov.uk).

<sup>17</sup> Local Wildlife Sites were formerly known as Sites of Importance for Nature Conservation or SINCs.

Nottinghamshire Biological and Geological Records Centre<sup>18</sup> based on criteria set by the Nottinghamshire Local Wildlife Sites Panel and is subject to regular review. As at 2017, there are 1,268.12 ha of Local Wildlife Sites in Gedling Borough. Monitoring data shows that 28% of Local Wildlife Sites are under positive conservation management<sup>19</sup> and this data will assist in identifying sites where such management is lacking. This policy will also be applied to newly designated Local Wildlife Sites.

**7.2.10** Local sites designated for their geological importance are called Local Geological Sites<sup>20</sup>. The Nottinghamshire Biological and Geological Records Centre is currently reviewing the list of Local Geological Sites and this policy will also be applied to these sites.

### **Ancient Woodland**

**7.2.11** Ancient woodlands and trees are valuable natural assets which are irreplaceable and also a vital habitats for notable species. The NPPF provides for a strong level of protection to both ancient woodland<sup>21</sup> and also to veteran trees<sup>22</sup> found outside ancient woodland. Data supplied from Natural England's inventory of ancient woodland identifies sites of two hectares or above and these are shown on the Policies Map. However, both the NPPF and Policy LPD 18 provide protection for all areas of ancient woodland even where these are not identified on the Policies Map. 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 the woodland is ancient. Guidance on identifying ancient woodland is provided by the Woodland Trust<sup>23</sup>, while the Forestry Commission<sup>24</sup> provides a guide for assessing potential impacts on ancient woodland and veteran trees.

### **Protected and Priority Habitats and Species**

**7.2.12** Certain species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981<sup>25</sup> (as amended) and the Protection of Badgers Act 1992. In addition, a range of priority habitats and priority species are identified on the statutory list of habitat and species of principal importance for the conservation of biodiversity in England under section 41 of the Natural and Environment and Rural Communities Act 2006. The Nottinghamshire Local Biodiversity Action Plan identifies wildlife habitat and species which are of

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<sup>18</sup> Further information is held by the Nottinghamshire Biological and Geological Records Centre.

<sup>19</sup> Source: Gedling Borough Authority Monitoring Report 2016/17.

<sup>20</sup> Local Geological Sites were formerly known as Regionally Important Geological Sites or RIGS.

<sup>21</sup> Defined as an area that has been wooded continuously since at least 1600 AD.

<sup>22</sup> No exact definition but generally trees that are several hundred years old but also determined by their size usually where a tree has a trunk with a girth of more than 3 metres.

<sup>23</sup> <https://www.woodlandtrust.org.uk/about-us/ancient-woodland-restoration/advice-and-support/how-to-identify-ancient-woodland>

<sup>24</sup> <http://www.forestry.gov.uk>

<sup>25</sup> Endangered plants and wild animals including all wild birds, bats, reptiles, amphibians plus numerous other wild fauna and flora are identified as protected species under the Wildlife and Countryside Act 1981 where it is a criminal offence to intentionally injure or kill a wild bird, take or damage its nesting site whilst in use or being built; kill or injure any wild animal or interfere with its domain; pick or destroy any wild plant.

national and local importance for protection. The Borough Council will consult with Natural England or other appropriate wildlife organisations on any planning application which may affect protected or notable species or habitats protected under the legislation or identified as a priority species or habitat in the Nottinghamshire Local Biodiversity Action Plan. The Nottinghamshire Local Biodiversity Action Plan document also contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities include:

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

### **Consideration of the Impact on Biodiversity**

**7.2.13** 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. 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. 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. 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.

**7.2.14** For designated sites, the level of protection given to the site will relate to its significance as informed by its position in the hierarchy. SSSIs and other national and international sites will be given significant protection. Where development cannot be avoided and the proposed development is likely to affect biodiversity directly or indirectly, an appropriate ecological assessment and advice from Natural England will be required. For SSSIs planning permission will only be granted in exceptional circumstances, where alternatives have been ruled out and significant benefits have been identified which clearly outweigh the negative impacts on the SSSI.

**7.2.15** An appropriate ecological assessment will be required to identify any potential impacts either directly or indirectly and set out any avoidance and mitigation measures to inform the planning decision including recommendations on appropriate planning conditions. For locally designated sites, proposals which would have a negative impact that would significantly undermine its nature conservation value and its role within the wider ecological/geological network should not be permitted unless there is an overriding need for the development.

**7.2.16** Where there is a reasonable likelihood of protected species present or priority habitats and/or species, surveys to determine the presence or absence should be conducted by a suitably qualified ecologist. Surveys and mitigation proposals should be in line with current national standards<sup>26</sup>.

**7.2.17** However, in the case of ancient woodland or veteran trees which are an irreplaceable asset, then compensation should not form part of the assessment of the merits of the proposal. The Borough Council will need to be satisfied that the need for development clearly outweighs the loss of ancient woodland.

**7.2.18** Biodiversity offsetting is a process by which conservation activities designed to deliver biodiversity benefits in compensation for losses are delivered against measurable outcomes. A national pilot was run between 2012 and 2014, which included Nottinghamshire; an evaluation of the pilot was published in 2016. Whilst biodiversity offsetting has not been formally adopted by government, developers who need to provide compensation for biodiversity losses may opt to do this through offsetting. If this offsetting option is chosen, then developers can either provide the offset themselves or use an offset provider.

**7.2.19** Wherever possible, measures to deliver biodiversity enhancements should be incorporated into developments. This can include but is not necessarily limited to:-

- the use of native species of trees and shrubs and wildflower seed in landscaping proposals;
- the provision of water attenuation ponds designed to have wildlife value; and
- the provision of bat and bird boxes integrated into the fabric of new buildings.

### Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space

### Monitoring Information

Indicator	Target	Collection
Net change in Site Special Scientific Interest	No net loss	Natural England
Net change in Local Nature Reserves	No net loss	Monitoring of planning permissions
Net change in Local Wildlife Sites	No net loss	Nottinghamshire Biological & Geological Records Centre
The percentage of Local Wildlife Sites under positive conservation management	Increase in percentage	Nottinghamshire County Council
Net change in Local Geological Sites	No net loss	Nottinghamshire Biological & Geological Records Centre

<sup>26</sup> Source: Terrestrial Guidelines for Ecological Impact Assessment in the UK 2006, Institute of Environmental Management and Assessment.

Number of planning permissions granted that result in loss of Ancient Woodland	Zero	Monitoring of planning permissions
Losses and gains in priority habitat	No net loss	Nottinghamshire Biodiversity Action Group

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Up to date ecological survey.

## Policy LPD 19 - Landscape Character and Visual Impact

**Planning permission will be granted where new development does not result in a significant adverse visual impact or significant adverse impact on the character of the landscape.**

**Where practicable, development will be required to enhance the qualities of the landscape character type in which it is situated, including the distinctive elements, features and other characteristics, as identified in the Greater Nottingham Landscape Character Assessment. Proposals will be required to respond to the recommended landscape strategy and landscape actions for the policy zone within which it is situated.**

### Landscape Character

**7.3.1** The UK Government has ratified the European Landscape Convention and its implementation by embedding it within the NPPF and the plans and policies of spatial plans. The European Landscape Convention emphasises the need to value all landscapes and signalled a move away from designating local landscape areas for specific protection. The NPPF promotes the landscape character assessment as the basis for determining the impact of proposals on the landscape. Policy 16 (e) of the Aligned Core Strategy (Green Infrastructure, Parks and Open Space) requires that landscape character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment (2009). It is considered that the Assessment provides sufficient policy guidance for all of Gedling Borough's distinctive landscape, including areas formerly designated as Mature Landscape Areas.

**7.3.2** The Greater Nottingham Landscape Character Assessment identifies a number of broad character areas which are geographically unique areas that share common physical associations and sense of place in the area. Policy zones are areas within these wider character areas with an individual discrete area of character, although they share similar characteristics to the broader character area. Each policy zone

has been assessed in terms of the condition of the landscape and strength of its character and includes an overall landscape strategy and action plan where appropriate. Some policy zones (for example, Calverton Village Farmlands and the Newstead Abbey Wooded Estate Lands) are essentially the same area as the previously designated Mature Landscape Areas (namely Calverton East and Newstead respectively).

**7.3.3** 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<sup>27</sup>. 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**.

### **Landscape and Visual Impact**

**7.3.4** Landscape impacts have two components:

- the impact on landscape as a resource, its landscape character and distinctiveness; and
- the visual effects on peoples' views and visual amenity.

**7.3.5** Planning applications which are likely to have significant landscape impacts should include an assessment of the landscape and visual impact of the proposals and this assessment should include an assessment of both the above components (known as a landscape and visual assessment or LVIA). The Greater Nottingham Landscape Character Assessment sets out the important and characteristic features of the various character areas and the recommendations for relevant policy zones should be reflected in the LVIA.

**7.3.6** Significant visual impacts will also need to be addressed and this should include identification of the zone of visibility of the proposed development and an assessment of how people are affected by visual changes to the landscape. As well as residents, other people affected may include recreational users and visitors who might experience changes in views and in general visual amenity.

**7.3.7** It will also be necessary for such assessments to look at the cumulative impact of proposals and other recent developments in terms of landscape and visual impacts. The landscape professional carrying out the assessment may also make recommendations for landscape enhancements and for mitigating significant adverse impacts which may make the development proposal more acceptable. The

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<sup>27</sup> 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.

assessment should be based on advice contained within the Guidelines for Landscape and Visual Impact Assessment 2013<sup>28</sup> or subsequent advice.

### **Key Related Policies**

- ACS Policy 16: Green Infrastructure, Parks and Open Space

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- Landscape and visual impact assessment covering impacts:
  - on people and visual amenity
  - on landscape character and distinctiveness; and
  - include any recommendations for enhancement or mitigation measures.

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<sup>28</sup> The Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) are produced by the Landscape Institute and the Institute of Environmental Management and Assessment. <http://www.landscapeinstitute.org/knowledge>



## **8 Open Space and Recreational Facilities**

### **8.1 Introduction**

**8.1.1** Parks and open space play an important role in the lives of many people. In 2010, CABI Space reported that 91% of people believe that parks and open spaces improve the quality of life.

**8.1.2** This section includes policies on the requirement to provide new open space as part of residential development, protection of open space and recreational facilities as well as the newly designated Local Green Spaces. It also provides policy guidance on development proposals for tourist accommodation and equestrian development. The Borough Council will be supportive of new development that supports the aims and objectives of Greenwood Community Forest and Sherwood Forest Regional Park.

**8.1.3** The policies for open space and recreational facilities are:

- LPD Policy 20: Protection of Open Space;
- LPD Policy 21: Provision of New Open Space;
- LPD Policy 22: Local Green Space;
- LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park;
- LPD Policy 24: Tourist Accommodation; and
- LPD Policy 25: Equestrian Development.

## **Policy LPD 20 - Protection of Open Space**

**a) Planning permission will not be granted for development on land that is used, or was last used, as open space as shown on the Policies Map. This will include:**

- **Parks and Gardens, including Country Parks;**
- **Natural and Semi-Natural Green Space;**
- **Amenity Green Space;**
- **Play Provision for Children and Young People;**
- **Outdoor Sport Facilities, including School Playing Fields;**

- Allotments and Community Gardens;
- Cemeteries and Churchyards; and
- Green Corridors.

Exceptions to this policy will be allowed where one of the following conditions is met:

1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and can no longer contribute as an open space (in its present form or as an alternative open space use) to meeting a local or wider need;
2. the development would enhance or improve the recreational or sporting potential or quality of the site;
3. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of its usefulness, attractiveness, quantity and quality in a suitable location;
4. the proposed development is ancillary to the use of the site and would not have an adverse impact on how it is used;
5. the development is for alternative open space use, the needs for which clearly outweigh the loss of the open space.

**b) Planning permission will not be granted for development which would adversely affect access to open space and opportunities should be sought to protect or enhance those parts of the rights of way network that might benefit open space.**

**8.2.1** The Aligned Core Strategy and the Borough Council's Green Space Strategy 2012-2017<sup>29</sup> defines open space as all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**8.2.2** Aligned Core Strategy Policy 16 (Green Infrastructure, Parks and Open Space) requires that parks and open space are protected from development and that deficiencies are addressed in the Local Planning Document.

**8.2.3** The first part of Policy LPD 20 lists eight different types of open space as identified in the Green Space Strategy and provides a set of conditions where exceptions will be allowed for development on open space.

**8.2.4** The second part of Policy LPD 20 seeks to maintain the accessibility of existing open space. Factors such as busy roads, too few crossing points, badly lit and designed entrances together with the location of privately owned land mean that the distances and routes people have to walk to a site are sometimes unsuitable and can severely restrict use of an open space. Successful parks are often local facilities which people use frequently, and visit on foot, and are accessible to all ages and all walks of life.

<sup>29</sup> <https://www.gedling.gov.uk/resident/parksandgreenspaces/greenspacestrategy>

**8.2.5** New provision of open space within new residential development is covered under Policy LPD 21. Any new provision of open space created since the adoption of the Local Planning Document will be protected under Policy LPD 20.

### **Parks and Gardens**

**8.2.6** Parks and gardens include urban parks, formal gardens and country parks that provide opportunities for various informal recreation and community activity. There is 587.9 hectares of parks and gardens in Gedling Borough (as at 2015). This includes five areas of land over 10 hectares, at Bestwood Country Park, Burntstump Country Park, Gedling Country Park, Newstead and Annesley Country Park and Newstead Abbey.

### **Natural and Semi-Natural Green Space**

**8.2.7** This type of open space includes woodlands, urban forestry, scrub, grasslands (e.g. pastures, commons, meadows), wetlands, open and running water, nature reserves and previously developed land with a primary purpose of wildlife conservation and biodiversity. Natural and semi-natural green space exists as a distinct typology but also as discrete areas within the majority of other green space typologies. Natural and semi-natural green space also provide some form of ecological, structure and landscaping benefits such as providing a buffer between housing and other areas.

**8.2.8** There are 549 hectares of natural and semi-natural green space in Gedling Borough. This includes Local Wildlife Sites, Local Nature Reserves and other areas within the Borough which have been referred to as natural or semi-natural green space.

### **Amenity Green Space**

**8.2.9** This type of open space is most commonly found within housing areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities or enhancing the appearance of residential or other areas.

### **Play Provision for Children and Young People**

**8.2.10** This type of open space includes equipped play areas, ball courts, skateboard areas and teenage shelters to provide opportunities for play and social interaction involving children and young people. There are currently 42 children's play area sites within Gedling Borough.

### **Outdoor Sports Facilities**

**8.2.11** Outdoor sports facilities include natural surfaces, both publicly and privately owned, which are used for sport and recreation. Examples include school playing fields, playing pitches, bowling greens and tennis courts. There are 93 outdoor sports facilities within Gedling Borough which cover a range of sports.

**8.2.12** There are three golf courses within Gedling Borough; Mapperley Golf Course; Ramsdale Park; and Springwater.

### Allotments and Community Gardens

**8.2.13** Allotments and community gardens provide opportunities for people to grow their own produce as part of the long-term promotion of sustainability, health and social inclusion. This may also include urban farms. There are 14 allotment sites containing 870 plots within Gedling Borough. The Borough Council is responsible for eight allotment sites which are sited in Arnold, Carlton, Gedling and Netherfield. The Parish Councils at Burton Joyce, Calverton, Newstead and Woodborough have their own allotments, which are managed independently by associations in the Parishes.

### Cemeteries and Churchyards

**8.2.14** Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for burial of the dead and quiet contemplation but they also have benefits for wildlife conservation and biodiversity.

### Green Corridors

**8.2.15** Green corridors include towpaths along canals and riverbanks, cycleways, rights of way and disused railway lines. The primary purpose is to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration. They may also link different pieces of green space to one another, to create a green infrastructure network.

### Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 21: Provision of New Open Space

### Monitoring Information

Indicator	Target	Collection
Net change in certain types of open space	No net loss	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 21 - Provision of New Open Space

Planning permission will be granted for residential development on sites of 0.4 ha and above where it provides a minimum of 10% open space.

The form of new open space provision will be assessed on a site by site basis depending on local needs. Provision will be made in one or more of the following ways:

- a. provision within the development;
- b. a financial contribution to provide facilities on or off site, subject to the approval of the Borough Council; or
- c. a financial contribution to enhance facilities nearby, subject to the approval of the Borough Council.

The Borough Council will secure provision through planning conditions or through the negotiation of a Section 106 agreement. A commuted sum for maintenance will be sought if the developers wish the Borough Council to adopt the space provided.

**8.3.1** Paragraph 73 of the NPPF states 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 communities.

**8.3.2** The provision of open space or facilities to support new developments will be made either through new provision as part of the development or in the form of commuted sums to be used to provide open space elsewhere.

**8.3.3** It is intended to replace the existing Supplementary Planning Guidance for Open Space Provision (2001) with a new Supplementary Planning Document which will explain the method by which the Borough Council will require new open space provision in or near to new development. It will help applicants to incorporate the open space provision requirements into development proposals. Open space provision may be one or more of different types of open space such as open space, allotments, sport pitches, parks, playing area etc. The Supplementary Planning Document will also provide guidance on any financial contributions required. The design, location and type of new open space must be considered in relation to the proposed and existing development. Its function and layout should be integrated with the rest of the development.

**8.3.4** Any new provision of open space created since the adoption of the Local Planning Document will also be protected under Policy LPD 20 in accordance with paragraph 8.2.5.

### Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity
- LPD Policy 20: Protection of Open Space

- LPD Policy 40: Housing Development on Unallocated Sites

### Monitoring Information

Indicator	Target	Collection
New open space committed from s106 agreements	Increase in open space	Monitoring of s106 agreements

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 22 - Local Green Space

**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 for which it was designated.**

**The following sites are designated as Local Green Space:**

- **Riverside land, Burton Joyce;**
- **Millennium Memorial site, Burton Joyce;**
- **The Grove, Burton Joyce;**
- **The Pingle, Lambley;**
- **Newstead Wildlife Meadow, Newstead;**
- **Moor Pond Woods and Dam Banks, Papplewick;**
- **Papplewick Dam Wood, Papplewick;**
- **Taylor's Croft, Woodborough; and**
- **Governors Field, Woodborough.**

**8.4.1** 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 and may also be identified in Local Plans and Neighbourhood Plans. Once designated, planning permission will only be granted for the development of the sites in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated.

**8.4.2** The Local Green Space Assessment (2016) provides detailed information on the work undertaken and identifies sites for formal designation through the Local Planning Document. The sites listed in the policy have been assessed as according with the criteria for Local Green Space as set out in the NPPF and are therefore considered to be in reasonably close proximity to the community they serve; local in

character and not an extensive tract of land; and demonstrably special to the local community and holding a particular local significance.

### Key Related Policies

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

### Monitoring Information

Indicator	Target	Collection
Local Green Space	No net loss	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 23 - Greenwood Community Forest and Sherwood Forest Regional Park

**Planning permission will be granted for development which supports the aims and objectives of the Greenwood Community Forest and the Sherwood Forest Regional Park.**

**8.5.1** Paragraph 92 of the NPPF identifies that community forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved community forest plan may be a material consideration in preparing development plans and in deciding planning applications.

**8.5.2** Other policies such as Green Belt or landscape policy contained in the NPPF and the Local Planning Document may also apply.

### Greenwood Community Forest

**8.5.3** Greenwood Community Forest<sup>30</sup> in Nottinghamshire is the only Community Forest in the East Midlands region. The Greenwood Community Forest is one of twelve Community Forests established in England in the early 1990s. They were set up with the help of local communities to create well-wooded landscapes, provide green spaces around towns for recreation and sport and provide new habitats for wildlife.

<sup>30</sup> <http://www.greenwoodforest.org.uk>

**8.5.4** The majority of Gedling Borough falls within Greenwood Community Forest which covers 161 square miles of Nottinghamshire. The Community Forest's mission is to work in partnership<sup>31</sup> to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.

**8.5.5** The mission of Greenwood Community Forest is:

*To work in partnership to enable Nottinghamshire's communities to create, care for and to use woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy.*

**8.5.6** Development proposals that support the aims of Greenwood Community Forest will:

- make good provision for green infrastructure that meets a range of needs;
- include higher proportions of tree and woodland planting (where this does not impinge on other habitats important for biodiversity), including provision for larger trees within settlements to provide cooler areas and so adaptation against climate change;
- ensure the appropriate management and enhancement of any existing woodlands; and
- ensure that outdoor design provides good access and encourages use by people of all abilities.

**8.5.7** Applicants are encouraged to refer to the Forestry and Planning Hub<sup>32</sup> for resources to assist in incorporating tree planting and forestry into development proposals.

### **Sherwood Forest Regional Park**

**8.5.8** A Regional Park is not a planning designation but is a distinctive and extensive area where management and spatial planning will bring about regionally significant economic, environmental and social benefits.

**8.5.9** The Sherwood Forest is a major asset for the people of Nottinghamshire and a significant tourist and visitor destination. The creation of a Regional Park for Sherwood Forest<sup>33</sup> has been an aspiration for many years and a feasibility study was commissioned in 2008 to investigate proposals. The study concluded that a Regional Park would provide significant benefits for the area and should focus on environmental enhancement to encourage sustainable economic and social development. The Sherwood Forest Regional Park Board was established in 2009

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<sup>31</sup> The Greenwood Partnership consists of Nottinghamshire County Council, Ashfield District Council, Broxtowe Borough Council, Gedling Borough Council, Mansfield District Council, Newark & Sherwood District Council, The Forestry Commission and Natural England.

<sup>32</sup> <http://www.forestryandplanning.org.uk>

<sup>33</sup> <http://sherwoodforest.org.uk/sherwood-forest-trust-projects/sherwood-forest-regional-park>

with a partnership<sup>34</sup> to take forward the development of the Regional Park. In 2014, the Sherwood Forest Trust was given an agreed brief to work on behalf of the Board to turn the concept of the Sherwood Forest Regional Park into a reality. 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.

**8.5.10** The vision of the Sherwood Forest Regional Park is:

*Our vision is that by 2025, the Sherwood Forest area will be locally, nationally and internationally recognised as an area of outstanding natural significance and cultural heritage – where vibrant communities, economic regeneration and environmental enhancement thrive together in this inspiring natural setting.*

**8.5.11** Development proposals are encouraged to support the aims of the Sherwood Forest Regional Park.

### **Key Related Policies**

- ACS Policy 16: Green Infrastructure, Parks and Open Space
- ACS Policy 17: Biodiversity

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None

## **Policy LPD 24 - Tourist Accommodation**

**Planning permission will be granted for tourist related accommodation, provided that:**

- a. it is not within the Green Belt; or**
- b. it accords with Green Belt policy; and**
- c. it would not have a significant adverse impact on the amenity of nearby residential or non-residential properties.**

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<sup>34</sup> The Board membership consists of Council for the Protection of Rural England, Edwinstowe Parish Council, Experience Nottinghamshire, Forestry Commission, Gedling Borough Council, Greenwood Community Forest, Groundwork, Natural England, National Trust, Newark & Sherwood District Council, Nottinghamshire County Council, Nottinghamshire Wildlife Trust, Royal Society for the Protection of Birds, Rural Community Action Nottinghamshire, Sherwood Forest Trust and Thoresby Estates.

**8.6.1** Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

**8.6.2** Tourist accommodation includes hotels, bed and breakfasts, guesthouses, youth hostels, self-catering accommodation (including chalets and log-cabins) and sites for camping, 'glamping' and caravans.

**8.6.3** The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify new tourist accommodation the Green Belt to clearly outweigh the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt and tourist accommodation of this type may therefore be appropriate. Policy guidance covering those issues are included in Policies LPD 12 (Reuse of Buildings within the Green Belt), LPD 13 (Extensions to Buildings within the Green Belt) and LPD 14 (Replacement of Buildings within the Green Belt).

**8.6.4** The design and location of the tourist accommodation should be sympathetic to the character of the area. There is a section in the Local Planning Document that provides guidance on design.

**Key Related Policies**

- ACS Policy 16: Green Infrastructure, Parks and Open Space

**Monitoring Information**

Indicator	Target	Collection
Number of planning permissions for new tourist accommodation	No target	Monitoring of planning permissions

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None

**Policy LPD 25 - Equestrian Development**

**Planning permission will be granted for the keeping of horses for recreational purposes and the construction of associated small stables or development connected with equestrian activities, provided the following criteria are met:**

**a) either:**

- 1. it is in accordance with Green Belt policy and would not conflict with the**

- purpose of including the site within the Green Belt; or
2. it is within an existing built up area or involve the re-use of existing buildings.

b) in all cases;

1. it is of a high standard of design and does not adversely affect the character and appearance of the surrounding area by reason of its scale, bulk, form, layout or materials;
2. there is no significant adverse impact on highway safety and appropriate provision for parking is made;
3. it would not cause a significant adverse impact on the amenity of nearby residential and non-residential properties; and
4. it would not cause a significant adverse impact on Local Wildlife Sites.

**8.7.1** Paragraph 28 of the NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This can include equestrian activities.

**8.7.2** Equestrian activities are increasingly popular in many parts of the countryside and must be carefully controlled if the openness of the Green Belt is not to be adversely affected. By locating equestrian development such as riding schools, larger commercial uses relating to horses, small stables and associated structures within existing built up areas, or involving the re-use of existing buildings, the impact on the Green Belt will be minimised.

**8.7.3** The NPPF states that inappropriate development is harmful to the Green Belt. Applicants would need to demonstrate 'very special circumstances' to justify inappropriate development in the Green Belt which clearly outweighs the harm to the Green Belt and any other harm. However, the re-use of buildings and replacement buildings as well as extensions are not inappropriate development in the Green Belt. Policy guidance covering those issues are included in policies LPD 12 (Reuse of Buildings within the Green Belt), LPD 13 (Extensions to Buildings within the Green Belt) and LPD 14 (Replacement of Buildings within the Green Belt) of the Local Planning Document.

**8.7.4** The design and location of the equestrian development, including small stables, should be sympathetic to the character of the area.

### **Key Related Policies**

- LPD Policy 12: Reuse of Buildings within the Green Belt
- LPD Policy 13: Extensions to Buildings within the Green Belt
- LPD Policy 14: Replacement of Buildings within the Green Belt
- LPD Policy 47: Agricultural and Rural Diversification

### **Monitoring Information**

No indicator.

## **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None



## **9 Historic Environment**

### **9.1 Introduction**

**9.1.1** The historic environment in the United Kingdom is rich and varied. It ranges from the industrial revolution of the 18<sup>th</sup> and 19<sup>th</sup> Centuries to the Iron and Bronze Ages and beyond. Protection and enhancement of the historic environment is important for a number of reasons. The historic environment contributes to:

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past.

**9.1.2** Within Gedling Borough, the depth and breadth of the historic environment is clear from the number and type of heritage assets present. This section sets out policies designed to protect and enhance different types of heritage assets and the wider historic environment.

**9.1.3** This section includes the following policies:

- LPD Policy 26: Heritage Assets;
- LPD Policy 27: Listed Buildings;
- LPD Policy 28: Conservation Areas;
- LPD Policy 29: Historic Landscapes, Parks and Gardens;
- LPD Policy 30: Archaeology; and
- LPD Policy 31: Locally Important Heritage Assets.

## Policy LPD 26 - Heritage Assets

**a) All development proposals that may affect any designated or non-designated heritage asset will be required to:**

- 1. explain and demonstrate, in a manner proportionate to the importance of the asset, an understanding of the significance of the heritage asset to establish its special character including its history, character, architectural style, past development and any archaeology; and**
- 2. identify the impact of the proposals on the special character of the asset and/or its setting; and**
- 3. if there would be harm to the asset and/or its setting, provide a clear justification for the proposals so that the harm can be weighed against public benefit.**

**b) Development proposals that would conserve and/or enhance the significance of a heritage asset will be supported.**

**c) Development proposals that would cause harm to the significance of a heritage asset will be refused permission unless there are overriding public benefits and mitigation measures are secured.**

**d) Where permission is granted the Council will, where necessary, secure appropriate conditions and/or seek to negotiate a Section 106 obligation to ensure that all heritage assets are appropriately managed and conserved.**

**9.2.1** Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment.

**9.2.2** The protection of heritage assets is covered in national guidance and legislation. One of the twelve core planning principles contained in the NPPF (paragraph 17) is that planning should “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”. The NPPF also sets out a number of requirements for local planning authorities when preparing local plans and determining planning applications. This is supported by a section in the NPPG which provides further guidance on applying and interpreting the policy requirements in the NPPF. The Planning (Listed Buildings and Conservation Areas) Act (1990) and the Ancient Monuments and Archaeological Areas Act (1979) both set out legislation relating to specific types of heritage asset.

**9.2.3** Policy 11 of the Aligned Core Strategy provides the strategic approach for the protection of the historic environments of Broxtowe Borough, Nottingham City and Gedling Borough. It sets out that proposals and initiatives which conserve and/or enhance the historic environment and heritage assets will be supported and also provides details of approaches that will be taken to protect and enhance the historic

environment. Policy 11.2 identifies a number of elements of the historic environment which are particularly important across the plan area of the Aligned Core Strategy. These include:

- the coal mining heritage;
- Newstead Abbey Park; and
- Sherwood Forest.

**9.2.4** Policy LPD 26 (Heritage Assets) is designed to act alongside national and local policy and guidance and sets out the information that the Borough Council will require to determine applications which may affect heritage assets or their settings. Where development proposals relate to a heritage asset itself or an asset is located within or close to a development site, the development proposals will clearly have an impact on the heritage asset. As such, information about the significance of the asset and the impact of the proposals will be required in support of the planning application. However, the setting of certain heritage assets can stretch over a wide area meaning that development some distance from the asset(s) itself may affect its significance.

**9.2.5** Prospective applicants are advised to engage in early pre-application discussions with the Borough Council to identify where proposals may impact on heritage assets and define the scope of any work required on the impact of the proposals on heritage assets. Guidance is available from the Historic England website regarding conservation principles<sup>35</sup>.

**9.2.6** Other policies within the Local Planning Document also relate to specific types of heritage assets. Listed Buildings, Scheduled Monuments, registered parks and gardens and Conservation Areas are known as ‘designated heritage assets’ as they have been formally identified as having significance and a considerable degree of weight is attached to their conservation. Policy is also provided on ‘locally important heritage assets’ and potential areas of archaeology. These are referred to as ‘non-designated heritage assets’ and are identified by the Borough Council.

### **Key Related Policies**

- ACS Policy 11: The Historic Environment
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Area
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

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<sup>35</sup> <https://content.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesguidanceapr08web.pdf>

## Monitoring Information

Indicator	Target	Collection
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions
Number and percentage of heritage assets on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register
No of s106 obligations to manage and conserve heritage assets	Increase	Monitoring of s106 agreements

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the heritage asset including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the heritage asset(s) and its setting; and
- Details of the public benefits that would arise from that proposal.

## Policy LPD 27 - Listed Buildings

**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 conserve 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.**

**b) Alterations, extensions and development to or within the setting of a Listed Building should consider scale, form, mass, design, siting, detailing and materials.**

**9.3.1** The Listed Buildings and Conservation Area Act (1990) requires the Government to compile a list of buildings of special architectural or historic interest. This ensures that the planning system is able to give weight to their conservation in making planning decisions. To be 'listed' a building must have:

- architectural interest due to its design, decoration or craftsmanship or be a nationally important example of a particular building type or technique; or
- historic interest due to it illustrating an important aspect of the nation's social, economic, cultural or military history and/or have a close association with

nationally important people; there should normally be some quality in the physical fabric of the building.

**9.3.2** Listed Buildings are grouped into three grades to reflect their relative interest. Buildings at Grade I are of exceptional interest, Grade II\* are of particular importance while Grade II are of special interest. Buildings which do not meet the criteria for listing can be considered for identification as a locally important heritage asset (see Policy LPD 31). Buildings which date from prior to July 1948 and that are within the curtilage of a Listed Building are also Listed Buildings.

**9.3.3** Once buildings are listed they are protected through two complementary regimes; Listed Building Consent and the planning application process. Listed Building Consent is required for work to demolish, alter or extend a Listed Building. Carrying out works to a Listed Building without this written consent is an offence, unless the works are urgently required for health and safety reasons or to preserve the building. Listed Building Consent is required for all work to a Listed Building; planning permission may also be required depending on the nature of works being undertaken.

**9.3.4** The NPPF and NPPG provide policy and guidance to be used when determining planning applications for development to or within the setting of Listed Buildings. Great weight should be given to conserving the heritage asset and proposals resulting in the total loss or substantial harm should only be granted in exceptional circumstances. Where there is less than substantial harm, this should be weighed against the public benefits of the proposal. The Courts have, however, ruled that considerable weight should be given to any harm to Listed Buildings even if the harm is considered less than substantial, so as to accord with Section 66 of the Listed Buildings and Conservation Area Act (1990). Section 66 requires that special regard is given to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**9.3.5** In total there are 192 Listed Buildings in Gedling Borough, including six Grade I buildings and 15 Grade II\* buildings and 171 Grade II buildings. Historic England is the Government's advisor on Listed Buildings and heritage matters in general. Their annual 'Heritage at Risk' Register provides details on the Listed Buildings which are at risk of losing their historic or architectural significance. One of the monitoring indicators agreed through the Aligned Core Strategy is to reduce the number of heritage assets (including Listed Buildings) defined by Historic England as being 'at risk'. Nottinghamshire County Council's own Building At Risk Register<sup>36</sup> will also be used to monitor the condition of Listed Buildings in the Borough.

### **Key Related Policies**

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology

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<sup>36</sup> <http://www.nottinghamshire.gov.uk/whats-on/heritage/buildings-at-risk>

- LPD Policy 31: Locally Important Heritage Assets

### Monitoring Information

Indicator	Target	Collection
Number and percentage of Listed Buildings on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Listed Building(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Listed Building(s) and its setting; and
- Details of the public benefits that would arise from the proposal.

## Policy LPD 28 - Conservation Areas

**a) Within the Conservation Areas shown on the Policies Map, development proposals should preserve or enhance the character or appearance of Conservation Areas and should:**

- i. be of an appropriate design and scale; and**
- ii. use building materials and finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context; and**
- iii. retain historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges; and**
- iv. retain and restore, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention; and**
- v. not harm important views into, out of or within Conservation Areas; and**
- vi. protect trees, hedgerows, open spaces and other significant landscape features and incorporates landscaping appropriate to the character and appearance of Conservation Areas; and**
- vii. result, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.**

**b) Within the Conservation Areas shown on the Policies Map, planning**

**permission for development proposals involving total or substantial demolition will only be granted if it can be demonstrated that:**

- i. the structure to be demolished makes no material contribution to the special character or appearance of the area; or**
- ii. the structure is wholly beyond repair or incapable of beneficial use; or**
- iii. the removal of the structure and its subsequent replacement with a new building and/or open space would lead to the enhancement of the Conservation Area; and**
- iv. redevelopment proposals are included in the application and conserve or enhance the character of Conservation Areas.**

**c) Planning permission will not be granted for development proposals affecting the setting of Conservation Areas, if it adversely affects its significance including, character, appearance of or views into or out of Conservation Areas.**

**9.4.1** Conservation Areas are areas where groups of buildings and features have historic or architectural value and it is desirable to preserve or enhance the appearance of the area. They can contain designated assets, such as Listed Buildings and Scheduled Monuments, non-designated heritage assets and also buildings or features which, while individually may not warrant protection or recognition, may make a contribution to the special character of the Conservation Area.

**9.4.2** Designation of Conservation Areas is usually undertaken by local planning authorities; section 69 of the Listed Buildings and Conservation Areas Act (1990) requires that each local planning authority considers whether any parts of their area meet the criteria for designation as a Conservation Area and then designate them. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the 1990 Act also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

**9.4.3** There are six Conservation Areas within Gedling Borough. These are:

- Bestwood Village;
- Calverton;
- Lambley;
- Linby;
- Papplewick; and
- Woodborough.

**9.4.4** Consideration has been given to whether any additional areas should also be designated as Conservation Areas but it is not viewed necessary at this time to do so. As part of the protection and enhancement of Conservation Areas, it is expected that they will be periodically reviewed and a management plan prepared. Progress

will be reported through the Authority Monitoring Report. Conservation Areas also feature on Heritage at Risk Registers.

**Key Related Policies**

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

**Monitoring Information**

<b>Indicator</b>	<b>Target</b>	<b>Collection</b>
Number and percentage of Conservation Areas on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Conservation Area(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Conservation Area(s) and its setting; and
- Details of the public benefits that would arise from the proposal.

**Policy LPD 29 - Historic Landscapes, Parks and Gardens**

**a) Development proposals should conserve and/or enhance 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.**

**b) Development proposals affecting Registered Parks and Gardens (as shown on the Policies Map) should seek to conserve and/or enhance features which form part of the significance of the asset and ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the Registered Park or Garden including key views or prejudice its future restoration.**

**9.5.1** It is not just buildings and other man made features that can contribute to the historic environment. Many natural or semi-natural features are important in helping to understand the past and contributing to a sense of place. The British Isles have been inhabited for many thousands of years and humans have helped shape the landscape in numerous ways. This connection between humans and landscapes is expressed in the European Landscape Convention which provides the context for planning decisions affecting landscapes and landscape features.

**9.5.2** The key historic landscape in Gedling Borough is Sherwood Forest. The historic extent of Sherwood Forest covered large parts of the Borough and, while much of this has now disappeared, there are remnants. Policy 11 of the Aligned Core Strategy recognises the importance to Greater Nottingham of Sherwood Forest, while Policy LPD 23 of the Local Planning Document supports the establishment of the Sherwood Forest Regional Park. Other important landscapes and features are recorded by Nottinghamshire County Council as part of the Historic Environment Record; developers are encouraged to engage at an early stage on development proposals to help identify any features which require recognition through planning decisions.

**9.5.3** The grounds of many large buildings and open spaces created as part of new developments have often been specifically designed to make a contribution to the architectural significance of the building or area. While these grounds may form part of the setting of a heritage asset they are, in certain circumstances, also valuable in their own right and therefore worthy of recognition and protection. Historic England maintains a list of 1,600 Registered Parks and Gardens which are deemed to be nationally important; four of these are in Gedling Borough. These are:

- Bestwood Pumping Station;
- Newstead Abbey;
- Papplewick Hall; and
- Papplewick Pumping Station.

**9.5.4** These are major landmark heritage assets and a feature of the wider landscape. Their setting extends into the surrounding landscape and is affected by the topography of the area. The impact of development within this setting is an important material consideration when determining planning applications.

**9.5.5** As with other designated heritage assets, the condition of the assets and potential risks are monitored by Historic England through their Heritage at Risk Register. This will be used to monitor the effectiveness of this policy and guide other work undertaken in accordance with Policy 11.3 of the Aligned Core Strategy.

### **Key Related Policies**

- ACS Policy 11: The Historic Environment
- LPD Policy 23: Greenwood Community Forest and Sherwood Forest Regional Park
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas

- LPD Policy 30: Archaeology
- LPD Policy 31: Locally Important Heritage Assets

### Monitoring Information

Indicator	Target	Collection
Number and percentage of Registered Parks and Gardens on Heritage at Risk Register	Zero	Annually through publication of Historic England's Heritage at Risk Register
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Registered Parks or Gardens or landscape feature including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Registered Parks and Gardens or landscape feature and its setting; and
- Details of the public benefits that would arise from the proposal.

## Policy LPD 30 - Archaeology

**a) Development proposals are expected to conserve and/or enhance the significance of the Scheduled Monuments shown on the Policies Map, including their setting.**

**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 by a suitably qualified person in accordance with the Chartered Institute for Archaeologists standards.**

**9.6.1** The 'scheduling' of nationally important sites dates back to 1913 and the current list contains a wide range of different classes. While the term 'Scheduled Monument' is used as shorthand, scheduling can be applied to any deliberately created structure, whether visible or not, including prehistoric standing stones, castles, monasteries and even to relatively recent assets such as collieries.

**9.6.2** To be scheduled, assets need to be nationally important and scheduling needs to be the most appropriate way of preserving the asset. There are nearly 20,000 Scheduled Monuments in England and, of these, nine are in Gedling Borough. These include both Top and Bottom Crosses at Linby, Fox Wood earthworks and the Roman Camps both near Calverton.

**9.6.3** Scheduled Monuments are designated heritage assets in terms of the NPPF and great weight should be given to their conservation; their total loss or substantial harm to them should only be allowed in exceptional cases. Work directly to scheduled monuments requires Scheduled Monument Consent to be granted by the Secretary of State. Scheduled Monuments are also included on English Heritage’s ‘Heritage at Risk’ Register; this will be used to monitor the condition of scheduled monuments in the Borough.

**9.6.4** Many archaeological sites are, as yet, unknown but the potential for archaeology can be predicted using a number of sources of information such as the location of previous finds and written records. Information on the archaeological potential of areas and sites is held by in the Historic Environment Record by Nottinghamshire County Council who should be consulted early on to establish the need for further archaeological investigation or field work. In certain circumstances conditions may be applied to planning permissions to provide for the effective monitoring and management of archaeology.

**Key Related Policies**

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 31: Locally Important Heritage Assets

**Monitoring Information**

Indicator	Target	Collection
Number and percentage of Scheduled Monuments on Heritage at Risk Register	Zero	Annually through publication of Historic England’s Heritage at Risk Register
Number of planning applications approved against Historic England advice	Zero	Monitoring of planning permissions

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;

- An explanation of the significance of the Scheduled Monument(s) or archaeological site(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Scheduled Monument(s) or archaeological site(s) and its setting;
- Details of the public benefits that would arise from the proposal; and
- Where necessary, evidence of geophysical investigation, trial trenches or other investigative measures.

## **Policy LPD 31 - Locally Important Heritage Assets**

**The retention of Locally Important Heritage Assets is encouraged. Where planning permission is required for development proposals affecting a Locally Important Heritage Asset, permission will only be granted where its significance is preserved or, where relevant, enhanced.**

**9.7.1** It is not only those heritage assets that have been formally designated by the Government that are worthy of recognition for their historic or architectural significance. Other heritage assets may be locally important but perhaps do not meet the standard required to be a Listed Building or Scheduled Monument. Paragraph 135 of the NPPF identifies that the effect of a development proposal on a non-designated heritage asset should be taken into account and a balanced judgement taken, having regard to the scale of harm and the significance of the heritage asset.

**9.7.2** In order to provide certainty over what is classed as a non-designated heritage asset, it is proposed to use a robust and proportionate process to prepare a list of these locally important assets. It is expected that this will involve the following stages:

- Developing selection criteria;
- Identifying potential assets;
- Assessment of assets against criteria;
- Ratification of the final list; and
- Periodic review of the list.

**9.7.3** It is proposed to undertake this process following completion of the Local Plan process. This will mean that locally important heritage assets are not given the full statutory protection of the Development Plan. The fact, however, that the list will have been through a robust assessment process involving heritage experts means that inclusion on the list will be a material consideration that is capable of being given substantial weight when determining planning applications.

**9.7.4** The existing list of Local Interest Buildings that was prepared for the Gedling Borough Replacement Local Plan (2005) will be the starting point for identifying potential assets for inclusion on the updated list. In the period prior to the updated list

being available, Policy LPD 31 will be applied to those assets on the existing list although a view will need to be taken on whether there have been significant changes since 2005 and the extent to which these changes have affected the significance of the asset.

### Key Related Policies

- ACS Policy 11: The Historic Environment
- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 29: Historic Landscapes, Parks and Gardens
- LPD Policy 30: Archaeology

### Monitoring Information

Indicator	Target	Collection
Number of Locally Important Heritage Assets	No loss	Monitoring of planning permissions
Number and percentage of Locally Important Heritage Assets at risk	Zero	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- A historic environment or heritage conservation statement;
- An explanation of the significance of the Locally Important Heritage Asset(s) including information on its history, character, architectural style, past development and any archaeology;
- A description of the impact of the proposal on the significance and special character of the Locally Important Heritage Asset(s) and its setting; and
- Details of the public benefits that would arise from the proposal.



## **10 Design**

### **10.1 Introduction**

**10.1.1** The NPPF includes a number of references to the importance of design in planning. Paragraph 56 sets out that Government attaches great importance to design and it is a key aspect of sustainable development and indivisible from planning. Ensuring that buildings and places are well designed is an integral part of the planning system and can help achieve a range of planning objectives.

**10.1.2** Design goes beyond architecture and deals with the interaction of people with places. It includes ensuring that development:

- is safe, accessible and legible for all users including those with mobility issues;
- reflects the existing character, local distinctiveness and heritage of places;
- facilitates interaction between different groups;
- offer opportunities for people to improve wellbeing;
- provides a good standard of amenity; and
- promotes efficient use of natural resources.

**10.1.3** Section 7 of the NPPF, the design section of the NPPG and Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy all provide guidance on the design of development. Design is also affected by a number of other policies in the Aligned Core Strategy, such as those related to climate change, green infrastructure and heritage.

**10.1.4** This section adds the following policies:

- LPD Policy 32: Amenity;
- LPD Policy 33: Residential Density;
- LPD Policy 34: Residential Gardens; and
- LPD Policy 35: Safe, Accessible and Inclusive Development.

## Policy LPD 32 - Amenity

Planning permission will be granted for development proposals that do not have a significant adverse impact on the amenity of nearby residents or occupiers, taking into account potential mitigation measures. This will include consideration of the following issues:

- a. overshadowing;
- b. overbearing;
- c. overlooking;
- d. noise;
- e. level of activity on site;
- f. traffic;
- g. residential visual amenity;
- h. other forms of pollution;
- i. impact on amenity space; and
- j. impact on renewable energy generation.

**10.2.1** In the majority of cases, the impact of schemes, especially small schemes such as residential extensions or changes of use, falls most on those residents and occupiers immediately adjacent to the proposed development. One of the key elements of the planning system is to ensure a good standard of amenity for all existing and future residents (NPPF paragraph 17).

**10.2.2** This policy seeks to define more clearly what is meant by ‘amenity’ to provide certainty to developers and nearby residents and occupiers. While the policy seeks to ensure good living standards, this does not mean that there will be no impact; the extent of the impacts and whether they amount to the ‘significant adverse impact’ required by the policy will be a matter of professional judgement informed by consultations with experts from different disciplines and organisations as well as those residents and occupiers affected. Where there will be an impact on amenity, different scheme designs, conditions or other appropriate forms of mitigation will be considered to reduce the impact especially where this will bring the impact on amenity to a level which is considered acceptable to the decision maker.

**10.2.3** The table below sets out each of the factors identified in the policy and sets out how it will be assessed and the potential mitigation measures or conditions that may be considered.

Impact	How Assessed	Potential Mitigation
Overshadowing	The extent to which the height, bulk and position of a building will reduce the amount of light to nearby properties.  Special consideration will be given to the reduction of light to the main habitable rooms of residential properties.	Scheme designs of different building heights and bulk or plot positions. Potential inclusion of areas of glazing.

Overbearing	The extent to which the height, bulk and position of a building will dominate nearby properties.	Scheme designs of different building heights and bulk or plot positions. Potential inclusion of screening.
Overlooking	The extent to which the height, topography, position of the building and position of windows will lead to the proposal offering views into neighbouring properties.  Special consideration will be given to views into residential gardens and the main habitable rooms of residential properties.	Scheme designs of different height, position of the building or position of windows. Potential inclusion of screening or changes in topography.
Noise	The extent to which the normal activities expected on site and traffic movements will generate noise which may affect nearby properties.  Special consideration will be given to noise affecting residential areas generated outside of normal business hours.	Conditions monitoring the level of noise or limiting the hours of activity. The inclusion of noise reduction measures such as screening, bunds or insulation.
Level of activity on site	The extent to which the operation of the site including comings and goings and movement with the site will result in disturbance to neighbouring properties or a change in the character of the area. This is in addition to any noise, traffic or other forms of pollution generated.  Special consideration will be given to the impact of business/commercial uses within predominately residential areas.	Conditions monitoring the activities on site, alternative scheme designs which move areas of activity away from sensitive areas.
Traffic	The extent to which the vehicle movements generated by the proposed development above those already present in the area will create noise, pollution and change the character of the area.  Special consideration will be given to additional traffic associated with business use created in residential areas.	Conditions monitoring vehicle movements associated with the proposal and/or limiting the operational hours.
Residential Visual Amenity	The extent to which the proximity, size and scale of a development will result in harm to living conditions and render a residential property an unattractive a place to live.	Scheme designs of different size, scale or plot positions.

Other forms of pollution.	The extent to which the nature, use or design of the proposal will lead to <ul style="list-style-type: none"> <li>• Air pollution;</li> <li>• Water pollution;</li> <li>• Light pollution; and/or</li> <li>• Visual pollution.</li> </ul>	Conditions or mechanism to control emissions from the site and the direction or timing of lighting.  Scheme designs and layouts which ensure that entrances to sites and public facing aspects are free of clutter and other detracting features.
Impact on amenity space	The extent to which proposals will result in the loss of small scale open space within wider developed areas or render them unusable.	Alternative scheme designs and layouts which avoid the loss or harm; the provision of amenity space of an equivalent value in compensation.
The impact on renewable energy generation	The extent to which the height, bulk, position or orientation of buildings will affect the ability of any nearby solar panels or wind turbines to generate energy through overshadowing or affecting the direction and/or speed of prevailing winds.	Scheme designs of different building heights and bulk or plot positions.

**10.2.4** While the impacts of development during the construction phase can be acute they are generally short term, especially for smaller schemes, and can usually be managed effectively. For larger schemes the use of conditions on working hours, access for construction vehicles and dealing with waste will be considered. For large schemes which often take a number of years to complete, such as large residential schemes, working groups made up of the developers and local residents will be encouraged to provide a two-way forum to raise and discuss issues.

### Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 10: Pollution
- LPD Policy 11: Air Quality

### Monitoring Information

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 33 - Residential Density

**a) Planning permission will not be granted for proposals for residential development of less than 30 dwellings per hectare.**

**b) Exceptions to this are:**

- i. within or adjacent to Burton Joyce, Lambley, Ravenshead and Woodborough where planning permission will not be granted for residential development of less than 20 dwellings per hectare; and**
- ii. within or adjacent to Bestwood Village, Calverton and Newstead where planning permission will not be granted for residential development of less than 25 dwellings per hectare; and**
- iii. locations where there is convincing evidence of a need for a different figure.**

**c) Residential developments with higher densities will be supported provided that this reflects local characteristics and does not harm the character of the area.**

**10.3.1** The density of residential development is one of the key components of ensuring that new homes are in keeping with the existing character of an area. Previous density policy was based on Planning Policy Statement 3 which set out a national indicative minimum density of 30 dwellings per hectare. The NPPF, at paragraph 47, requires local planning authorities to set out their own approach to housing density to reflect local circumstances.

**10.3.2** Gedling Borough has a mix of densities ranging from high density development in the urban areas and former coal mining villages to low density villages where openness is a key characteristic. As such it is considered that imposing a single density would not be appropriate. Equally, not providing a density figure and leaving density to be determined on a case by case basis would not provide clarity or certainty.

**10.3.3** To ensure that residential development achieves an efficient use of land, a minimum density will be identified for different areas. The policy, however, allows for higher densities provided this reflects local characteristics and does not harm local character. Where higher densities are proposed and will not reflect local characteristics, a balanced decision will be required taking account of the need for higher densities in order to deliver wider public benefits (e.g. where higher densities

are required to deliver a return sufficient to make the redevelopment of a brownfield site viable).

**10.3.4** It is considered that 30 dwellings per hectare represents a reasonable density for the majority of the Borough, especially within or adjacent to the urban areas which, in accordance with Policy 2 of the Aligned Core Strategy, is where most development is being focussed. The villages and key settlements in Gedling Borough vary in character and two different minimum densities have been included in the policy to reflect this. The densities used have been informed by the recommendations of the masterplanning work done for Bestwood Village and Calverton. The work recommended that a density of 25 dwellings per hectare would be appropriate for the character of Bestwood Village and Calverton; it is considered that the character of Newstead is similar to these settlements. The recommendation for Ravenshead was that a density of 20 dwellings per hectare would be appropriate. This density is also considered to be appropriate to apply to Burton Joyce as the character of this settlement is similar to Ravenshead. For the settlements of Lambley and Woodborough, this lower density was also considered appropriate to reflect the existing historic character. In other locations the previous national minimum density of 30 dwellings per hectare will apply. The application of this density is considered sufficiently flexible to account for areas where it may not be appropriate.

**10.3.5** While the density figures in the policy are considered to be appropriate and reflect the character of different areas there will be circumstances when these will be inappropriate. This includes:

- within the washed over villages of Linby, Papplewick and Stoke Bardolph where appropriate density will need to be judged on the basis of limited infilling;
- within or close to heritage assets such as Conservation Areas or Listed Buildings where density will need to ensure that the significance of the asset is conserved and/or enhanced; and
- where characteristics are of a localised nature (e.g. a single street).

**10.3.6** 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.

**10.3.7** The way that density is calculated will be important to the implementation of this policy and achieving the required densities. Density will be calculated using the number of dwellings on site divided by the site area. In establishing the site area, land uses such as private gardens, car parking, access roads within the site and open space required by policy (such as children's play areas) will be included; sustainable drainage schemes which form part of the open space requirement will also be included. The following will be excluded:

- major distributor roads and other strategic transport facilities (i.e. Park & Rides);
- education facilities;
- designated shopping centres (i.e. local centres);
- open spaces serving a wider area;
- SuDS schemes that do not contribute to the open space requirement; and
- significant landscape buffers.

### Key Related Policies

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 34: Residential Gardens

### Monitoring Information

Indicator	Target	Collection
Density of new development	<p>Burton Joyce, Lambley, Ravenshead and Woodborough = no less than 20 dwellings per hectare</p> <p>Bestwood Village, Calverton and Newstead = no less than 25 dwellings per hectare</p>	Monitoring of completions on sites of 50 dwellings or more in the urban area and sites of 10 dwellings or more in the rural area

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- If proposing density lower than the policy requirement, information to justify the proposed residential density.

## Policy LPD 34 - Residential Gardens

**a) Development involving the loss of residential gardens will not be permitted unless:**

- i. the development proposal would represent a more efficient use of land at a location where higher densities are appropriate; or**
- ii. the development proposal would result in a significant improvement to the urban design of an area; or**

**iii. the development proposal is an extension to an existing residential building and would retain an adequate area of functional garden.**

**b) In all cases, any development of residential garden land should not result in harm to the character and appearance of an area. Development involving front gardens should ensure that the character of the streetscene is not harmed and that appropriate boundary treatments and planting are retained.**

**10.4.1** The development of residential garden land has been a source of much housing in Gedling Borough over the last few years. Since 2005, 24% of the new homes built in the Borough have been on residential garden land. The development of residential garden land has not been evenly distributed and certain areas, such as Ravenshead and Mapperley Plains, have experienced more of this type of development.

**10.4.2** The development of residential garden land has the benefit of providing new homes without the need for changes to the Green Belt and in locations that are often close to existing services and facilities. However, the loss of residential garden land to housing can lead to changes in the character of areas, pressure on local infrastructure and an increase in the risk of flooding from surface water runoff.

**10.4.3** Paragraph 53 of the NPPF enables local planning authorities to consider whether policies resisting the inappropriate development of residential gardens are justified. Given the issues arising from the loss of residential garden land listed above, the lack of specific policies in the NPPF or Aligned Core Strategy and the concerns expressed about this type of development by a number of local residents, it is considered necessary to do so in Gedling Borough.

**10.4.4** Policy LPD 34 has been drafted in such a way so as to give the flexibility to allow the development of residential garden land in certain circumstances. Policy LPD 33 on residential density acts as a guide as to where higher densities are appropriate, although a decision will have to be made on a case by case basis. 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. The villages of Linby, Papplewick and Stoke Bardolph are also likely to be unsuitable for higher densities. These villages are washed over by the Green Belt. This means that only 'limited infilling (see Policy LPD 15) is permitted. Where the development of residential gardens is acceptable in principle it should not be done in such a way so as to cause harm to the area.

### **Key Related Policies**

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 33: Residential Density

## Monitoring Information

Indicator	Target	Collection
Number of homes built on residential garden land	No target	Monitoring of completions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 35 - Safe, Accessible and Inclusive Development

Planning permission will be granted for development proposals provided:

a) The proposal provides streets and spaces that:

- create or contribute towards a simple, well-defined and inter-connected network of streets and spaces that allows for convenient access to a choice of movement modes and routes, as appropriate to the size of the development and grain of the surroundings, without compromising the security of the development;
- provide direct, clear, safe and attractive links to existing routes, local and wider services, amenities and facilities including public transport;
- ensure that the layout, scale and enclosure of streets and spaces are appropriate to their function, character, capacity, hierarchy and local climatic conditions;
- incorporate existing and new green infrastructure to reinforce the character of streets and spaces; and
- takes account of the needs of all users, including those with protected characteristics especially where more prevalent in the local area.

b) The proposal provides a layout and form of development, including the size, shape, form and configuration of blocks and plots, which:

- achieves continuity of development edge that encloses and clearly defines the public realm whilst physically securing the private realm; and
- creates distinct public fronts and private backs with clear and obvious ownership and responsibility for external spaces provided; and
- enable active frontages to the public realm and natural surveillance over all publicly accessible spaces; and
- establishes a coherent and consistent building line and setback that relate to the street alignment; and

- v. responds appropriately to local climatic conditions including solar orientation and prevailing winds to maximise the opportunities for energy efficient design, renewable energy generation and access to sunlight within the development, while minimising the negative effects of wind including wind turbulence and funnelling; and
- vi. enables existing and proposed development to achieve appropriate levels of privacy, outlook and daylight; and
- vii. is flexible to accommodate alternative but appropriate building types, plot types and uses which could adapt or change independently over time, taking into account the possibility for future extension; and
- viii. enables the provision of adequate appropriate and usable private or communal amenity space, defensible space, parking and servicing where necessary.

**c) The massing, scale and proportion of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces (including consideration of materials, architectural style and detailing), the setting, public function and/or importance of the proposed development and the location within the townscape. Design solutions should optimise adaptability and energy efficiency and promote health and wellbeing.**

**10.5.1** As set out above, the NPPF places great importance on ensuring that development is well designed. Ensuring that development functions well and is safe and inclusive for all users is a central part of sustainable development.

**10.5.2** The layout, form, pattern and arrangement of streets, open spaces, development blocks, buildings and landscapes should contribute to the creation of quality urban design and healthy, safe and sustainable places for all users including those with mobility issues. It should make efficient use of land, provide inclusive access and take account of local climatic conditions.

**10.5.3** This policy provides guidance on the application of Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy. It provides detail on how development can create attractive, safe, inclusive and healthy environments. This policy operates with a number of other policies contained in the Local Planning Document to achieve this.

**10.5.4** While this policy may be more easily applied to large scale new development, especially new large residential sites, it will also be important to ensure that small scale development within established areas is assessed against the requirements of this policy. Small scale development that is insensitive to existing character can have an adverse impact on the sense of place. Minor changes to proposals can overcome this issue and also potentially improve existing areas making them safer to use or more attractive.

### **Key Related Policies**

- ACS Policy 10: Design and Enhancing Local Identity
- LPD Policy 19: Landscapes
- LPD Policy 26: Heritage Assets

- LPD Policy 37: Housing Type, Size and Tenure
- LPD Policy 33: Residential Density

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None



## **11 Homes**

### **11.1 Introduction**

**11.1.1** Paragraph 50 of 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 communities. The Gedling Housing Delivery Plan (2014) is clear that housing is a top priority for Gedling Borough.

**11.1.2** Policy 2 of the Aligned Core Strategy sets a strategy of urban concentration for housing development. In addition to the strategic sites allocated in the Aligned Core Strategy, the Local Planning Document allocates non-strategic sites in and adjoining the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages.

**11.1.3** The Borough Council is committed to bringing empty properties back into use, which accords with paragraphs 50 and 51 of the NPPF. The Borough Council is doing this by identifying long term empty dwellings and then working with owners to bring them back into use or, where necessary, taking enforcement action. In 2013, the Borough Council implemented changes to the collection of Council Tax in respect of empty properties, in relation to discounts and exemptions for unoccupied and unfurnished properties, uninhabitable properties and long term empty properties.

**11.1.4** The Local Planning Document sets out policies that guide the nature of new homes in the Borough. This includes affordable housing provision and ensuring a range of different types of homes including specialist accommodation, work-live units and self build and custom homes. It also provides policy guidance for housing development on unallocated sites and for extensions to dwellings that are not located within the Green Belt.

**11.1.5** The policies for housing are:

- LPD Policy 36: Affordable Housing;
- LPD Policy 37: Housing Type, Size and Tenure;
- LPD Policy 38: Gypsy and Traveller Provision;
- LPD Policy 39: Specialist Accommodation;
- LPD Policy 40: Housing Development on Unallocated Sites;
- LPD Policy 41: Live Work Units;
- LPD Policy 42: Self Build and Custom Homes; and
- LPD Policy 43: Extensions to Dwellings Not in the Green Belt.

## Policy LPD 36 - Affordable Housing

Planning permission will be granted for new residential development on sites of 15 dwellings or more subject to the provision of affordable housing depending on the location of the sub-market, as identified on the plan attached at Appendix C. The following percentage targets will be sought in the sub-market through negotiation:

- a. Colwick / Netherfield: 10%
- b. Newstead: 10%
- c. Arnold / Bestwood: 20%
- d. Calverton: 20%
- e. Carlton: 20%
- f. Arnold / Mapperley: 30%
- g. Bestwood St Albans: 30%
- h. Gedling Rural North: 30%
- i. Gedling Rural South: 30%

In other areas, the appropriate percentage will be determined having regard to the affordable housing requirement for adjacent sub-markets and evidence of viability.

**11.2.1** Affordable housing is defined in the NPPF and the Aligned Core Strategy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that new affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes. The Borough Council will consider the implications of the Housing and Planning Act 2016 and monitor the impact on affordable housing.

**11.2.2** Policy 8 of the Aligned Core Strategy confirms a target for new affordable housing provision within Gedling Borough. The Aligned Core Strategy requires affordable housing to be provided as part of new residential development on appropriate sites and the percentage targets will be sought through negotiation.

**11.2.3** The Nottingham Core HMA Strategic Housing Market Needs Assessment identifies the level of affordable need for each authority based upon current and future projections and the development targets.

**11.2.4** 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 C**. 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.

**11.2.5** This policy and 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.

**11.2.6** It is acknowledged that in some cases, the provision of the 10%, 20% or 30% of the dwellings provided for affordable housing may make the development unviable. Where this is the case, the Supplementary Planning Document confirms that a lower requirement may be justified provided there is sufficient evidence which takes account of all potential contributions from grant funding sources and a viability assessment has been undertaken by the Council which demonstrates this. Where the developer is disputing the methodology of the viability study, they must provide a full financial appraisal of the scheme and allow the appraisal to be verified, at their expense, by an independent agent chosen by the Council.

### Key Related Policies

- ACS Policy 8: Housing Size, Mix and Choice

### Monitoring Information

Indicator	Target	Collection
Number of affordable housing delivered and commuted sums	1,450 affordable provision	Monitoring of completions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Viability evidence to justify the number of affordable homes if fewer than the requirement as set out in the Supplementary Planning Document.

## Policy LPD 37 - Housing Type, Size and Tenure

**Planning permission will be granted for residential development that provides for an appropriate mix of housing, subject to housing need and demographic context within the local area.**

**11.3.1** In 2011, Gedling Borough was home to 113,600 people living in 49,349 households. This figure is projected to grow, with most of this growth being accounted for by single person and lone parent households. This reflects long-term

societal trends, including later co-habitation and marriage, a higher divorce rate and increasing life expectancy<sup>37</sup>.

**11.3.2** There are groups of people which may have housing needs which differ from those of the wider population such as older people, adults with learning disabilities and/or autism, people with physical disabilities, vulnerable adults, black and minority ethnic households, households with children, young people, people who want to work from home and people who want to build their own homes.

**11.3.3** The Aligned Core Strategy identifies the importance of ensuring that the right mix of housing is provided and requires an appropriate mix of type, size and tenure in new housing development<sup>38</sup>. The term 'appropriate mix' refers to the right amount of different homes to meet the needs of the people within the area, for instance flats or small houses for single people and couples, large houses for families and appropriate properties for older people. Policy 8.4 of the Aligned Core Strategy sets out a list of criteria which will inform the consideration of an appropriate mix of type, size, tenure and density.

**11.3.4** This policy will apply primarily to new housing development proposals in the key settlements and the other villages. Greater accessibility across the main built up area of Nottingham means that specific consideration of an appropriate mix of housing is less likely to be applicable.

**11.3.5** Due to the different circumstances, it is important that the housing type, size and tenure of a new housing development is informed by the context of the local area. The extent of the local area will be considered on a site by site basis. Each local area has different characteristics and therefore different needs. When determining planning applications, consideration will be given to the following matters:

- **Local evidence of housing need** – the type of existing housing stock, size of existing properties, occupancy levels, affordability, housing waiting list and the number of long term vacant properties for the local area. New housing development with planning permission and under construction should be taken into account.
- **Local demographic context** – the people, age groups and family circumstances that make up the population in the local area.

**11.3.6** There is a need to monitor the local housing need and demand to ensure that an appropriate mix of new housing development is being developed throughout the plan period. The Borough Council's Authority Monitoring Reports will monitor the type, size and tenure of new housing development and consider new information on population and household statistics where available.

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<sup>37</sup> Gedling Housing Delivery Plan, 2014.

<sup>38</sup> The reference to 'type' means house, bungalow or flat. The reference to 'size' relates to the floorspace and the number of bedrooms. The reference to 'tenure' refers to whether the occupier is a tenant or homeowner.

**11.3.7** In March 2015, the Government introduced a national Starter Homes exception site policy to provide more discounted homes for young first time buyers. The exception site policy enables planning permission to be granted for Starter Homes on underused or unviable industrial and commercial land which has not been currently identified for housing development. The policy also encourages local planning authorities not to seek section 106 affordable housing or tariff-style contributions that would otherwise apply. Where planning applications for Starter Homes come forward on such exception sites, the NPPG states they should be approved unless the local planning authority can demonstrate that there are overriding conflicts with the NPPF that cannot be mitigated.

**11.3.8** The concept of Lifetime Homes applies to new housing development proposals to ensure that they are accessible and adaptable throughout the lifetime of occupiers. New homes that are designed as Lifetime Homes will be convenient for most occupiers, including wheelchair users and disabled people, without the necessity for substantial alterations. In March 2015, the Government introduced a new approach for the setting of technical standards for new housing (which is referred to as the New National Technical Standards) to govern the design and increase the supply of accessible and adaptable homes.

**11.3.9** It is not considered that there is a need for separate policies for Starter Homes and Lifetime Homes as there is clear national policy guidance in place.

**11.3.10** Guidance on the size of new housing is included in the NPPG. This sets out that where a local planning authority wishes to require an internal space standard they should, after demonstrating a need, do so in accordance with the Nationally Described Standards. In order to introduce these standards local planning authorities will need to provide evidence demonstrating a need in their area and consider the viability of the requirements.

**11.3.11** It is not currently proposed to include a policy on Space Standards in the Local Planning Document although the importance of the national space standards is recognised. The size of dwellings granted planning permission has not been collected previously so that it is not considered that there is sufficient information at present regarding the need for the standard across the Borough or the impact on the viability of schemes. This will be considered through a review of the Local Plan.

### **Key Related Policies**

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice
- LPD Policy 33: Residential Density
- LPD Policy 39: Specialist Accommodation
- LPD Policy 40: Housing Development on Unallocated Sites
- LPD Policy 41: Live Work Units
- LPD Policy 42: Self Build and Custom Homes

## Monitoring Information

Indicator	Target	Collection
Type, size and tenure of new housing development	No target	Monitoring of completions and through the Local Housing Need update

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information needed. Planning applications should clearly identify the proposed types of dwellings, floorspace and number of bedrooms.

## Policy LPD 38 - Gypsy and Traveller Provision

**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.**

**11.4.1** 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”.

**11.4.2** 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.

**11.4.3** 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.

**11.4.4** The Council will work closely with Gypsy and Traveller representatives to identify appropriate criteria for specific site selection. Appropriate local consultation will also be undertaken to ensure, as far as possible, that the views and needs of both settled and traveller communities are taken into account. In accordance with

Policy 9 of the Aligned Core Strategy the site should not be allocated in the Green Belt except in very special circumstances. A sustainable location which offers good access to local services and community facilities, including a primary school will be required.

**11.4.5** 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.

### Key Related Policies

- ACS Policy 9: Gypsies, Travellers and Travelling Showpeople

### Monitoring Information

Indicator	Target	Collection
Number of pitches delivered	Three additional pitches provided by March 2019.	Monitoring of completions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 39 - Specialist Accommodation

Planning permission will be granted for specialist accommodation that falls within Use Class C2 (Residential Institutions) of the Use Classes Order, provided:

- the proposal is located in an existing residential area, close to good public transport routes, shops, community facilities and open space appropriate to the needs of the occupiers; and
- the proposal would not result in an over concentration of similar uses in any one area, leading to a significant adverse impact on the character of the area; and
- a satisfactory residential environment can be achieved for the benefit of the intended occupants without detriment to the amenity of adjoining dwellings.

**11.5.1** The Use Classes Order 1987 (as amended) defines Use Class C2 (Residential Institutions) as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

**11.5.2** The term ‘specialist accommodation’ is used to refer to the range of housing options built to assist people, such as older people, adults with learning disabilities and/or autism, people with physical disabilities and vulnerable adults, including those with mental health issues, with their accommodation and support needs. A variety of different specialist housing for people exists and new models are being created, such as Extra Care Housing, Retirement Housing and Sheltered Housing.

**11.5.3** In 2011, Gedling Borough was home to 22,100 people aged over 65. This figure is expected to increase to around 26,000 by 2020. The population aged over 85 is expected to increase by a third over the same period, and the population living with dementia is expected to rise by over a quarter<sup>39</sup>. As people get older, their housing needs change. Accessible and adaptable housing is needed for those looking to downsize from family housing and the full range of retirement and specialised housing is needed for those with support or care requirements.

**11.5.4** Other groups of people have different needs and may need to live in specialised accommodation with support or care provision. As at August 2015, the number of adults (18-65) receiving social care support living within Gedling Borough are as follows: 201 adults with learning disabilities (some of who also have autism), 73 adults with mental health issues (including people with Asperger’s) and 154 adults with physical disabilities.

**11.5.5** Specialist accommodation should be located in existing residential areas which are well served by local facilities, as the distances which people in residential care can travel is often limited. Such locations will also help to ensure that staff and visitors to the premises do not have to travel long distances.

**11.5.6** The types of properties which are normally considered to be the most appropriate for conversion to specialist accommodation are often located in areas where such uses are already common (due to the size of property and the plot in which it stands). An over concentration of such uses can materially change the character of an area and therefore new specialist accommodation should be well distributed throughout the existing residential area.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

### Monitoring Information

Indicator	Target	Collection
Number of planning permissions for specialist accommodation	No target	Monitoring of planning permissions

<sup>39</sup> Gedling Housing Delivery Plan, 2014.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information needed. Planning applications should clearly identify the proposed type of accommodation and the number of bedrooms. Information on existing specialist accommodation within the area would be required to demonstrate the need for such specialist accommodation.

## Policy LPD 40 - Housing Development on Unallocated Sites

### New Build

a) Planning permission will be granted for residential development on unallocated sites that are not within the Green Belt provided:

1. the proposal is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials; and
2. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area; and
3. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
4. appropriate provision for parking is made.

### Conversion and Change of Use to Residential

b) Planning permission will be granted for the conversion and change of use of non-residential buildings to residential use within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages provided:

1. all homes are self contained with independent access arrangements; and
2. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
3. appropriate provision for parking is made.

**11.6.1** There will be opportunities for new residential development on sites which are not allocated in the Aligned Core Strategy and Local Planning Document and it is important to ensure that new housing development does not adversely affect the appearance of the area.

**11.6.2** The conversion of houses into flats and the change of use of non-residential buildings to residential use can help to provide a range and variety of new homes. As

set out in the Gedling Housing Delivery Plan (2014), and in accordance with paragraph 51 of the NPPF, the Borough Council is committed to bringing empty houses and buildings back into use. There are certain types of buildings typically associated with changes of use to residential or conversion e.g. mills, redundant or underused factories and multi-storey buildings. In recognition of its importance and so as to encourage this type of development, the Borough Council may allow lower parking standards in certain circumstances where it is considered appropriate (for example near public transport corridors or near to shopping centres). Guidance related to parking standards is included in the Parking Provision for Residential Development Supplementary Planning Document.

**11.6.3** Policy LPD 35 seeks to protect existing buildings or other features including open space which make an important contribution to the appearance of the area. Small areas of open space, which may not otherwise be protected, often contribute to the character of an area by virtue of views into and out of an area, or by creating a sense of place. Similarly, existing buildings may make an important contribution to the street scene. For this reason, careful consideration will be given to the impact a development would have on the character of an area by the loss of important open space.

**11.6.4** There are certain areas which are protected from residential development. Employment sites identified in the Aligned Core Strategy and Local Planning Document are protected from residential development under Policy LPD 44. Policy related to development on residential garden land is included in Policy LPD 34. Development (including residential development) within the Green Belt is covered by the NPPF and Green Belt policies in the Local Planning Document. Infill development within the Green Belt villages of Linby, Papplewick and Stoke Bardolph is covered by Policy LPD 15.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 36: Affordable Housing
- LPD Policy 37: Housing Type, Size and Tenure

### Monitoring Information

Indicator	Target	Collection
New housing development on windfall sites	No target	Monitoring of completions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 41 - Live Work Units

Planning permission will be granted for live work units (including the conversion and change of use of buildings to live work units), provided the following criteria are met:

- 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.

**11.7.1** Live work units are ideal for people who want to work from home but prefer a separate work space. This can mean some combination of residential, workspace, commercial, office or other land uses.

**11.7.2** The NPPF requires local planning authorities to facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. Advances in technology have enabled more people to work from home which is encouraged and supported by this policy.

**11.7.3** Any proposals for live work units within residential areas and close to good public transport routes are appropriate. Small scale employment uses such as offices are appropriate provided they do not cause a significant adverse impact on the amenity of nearby occupiers. Consideration should be taken into account of any highway issues including highway safety for residents and, if applicable, customers and deliveries.

**11.7.4** Policy guidance on homes for rural workers in the Green Belt, which may also include a live work element, is included in Policy LPD 17 of the Local Planning Document.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

### Monitoring Information

Indicator	Target	Collection
Number of planning permissions for live work units	No target	Monitoring of permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 42 - Self Build and Custom Homes

**Planning permission will be granted for self build and custom homes, provided the following criteria are met:**

- 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.**

**On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom build plots.**

**11.8.1** Self build housing is when an individual directly organises the design and construction of their new home. Custom build housing is defined as when an individual commissions a builder to help to deliver their own home.

**11.8.2** The NPPF requires local planning authorities to identify local demand for people who want to build their own homes and make provision in their local plans. The Government wants to increase the capacity and diversity of the house building industry and build more quality new homes faster. The self build and custom sector can play a key role in achieving this through the Government's new 'Right to Build' policy. The Self Build and Custom Housebuilding Act 2015 places a duty on local planning authorities to keep a register of individuals and community groups who have expressed an interest in bringing forward self build and custom build projects. The Act also requires that local planning authorities have regard to the level of demand shown on the local register. The local register for Gedling Borough is available on the Council's web site.

**11.8.3** The Government intends to inform the final approach for the second part of the Right to Build policy requiring local planning authorities to bring forward plots of land for registered self build and custom builders in due course. On large sites, the Borough Council will seek an appropriate percentage of the dwellings provided for self build and custom plots. For clarification, the term large site means a site of 50 homes or more in the main urban areas of Arnold and Carlton and on the edge of the sub-regional centre of Hucknall and a site of 10 homes or more in the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages

of Burton Joyce, Lambley, Newstead and Woodborough. On 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. Information from the local register will be used to demonstrate whether there is a demand for self build or custom homes and set an appropriate percentage for self build and custom plots. The demand will change over time and the number of plots to be provided on large sites will depend on negotiations with developers. It is proposed to support this policy with a Supplementary Planning Document for developers which will provide details on how to deliver self build and custom plots.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 8: Housing Size, Mix and Choice

### Monitoring Information

Indicator	Target	Collection
Delivery of self build and custom homes	No target	Monitoring of the local register, planning permissions and completions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 43 - Extensions to Dwellings Not in the Green Belt

**Within the existing main built up area of Nottingham, the key settlements of Bestwood Village, Calverton and Ravenshead and the other villages of Burton Joyce, Lambley, Newstead and Woodborough, planning permission will be granted for extensions or alterations to dwellings provided:-**

- the appearance of the proposal is in keeping with surrounding character in terms of height, built form and general design;**
- the proposal conserves any historic significance the building may have; and**
- the proposal would not cause a significant adverse impact on the amenity of nearby occupiers.**

**11.9.1** Extensions to domestic properties make up the vast majority of planning applications received by the Borough Council. The combined impact they have on an area is therefore significant. While extensions to domestic properties are generally

acceptable, they should always be designed to respect the character of the building to which they are to be added and the surrounding area.

**11.9.2** Not all extensions require planning permission, as certain alterations are covered by permitted development rights. Applicants are advised to check with the Borough Council for information regarding extensions prior to undertaking work.

**11.9.3** Extensions to buildings within the Green Belt, including the villages of Linby, Papplewick and Stoke Bardolph, are covered by the NPPF and Policy LPD 13.

### **Key Related Policies**

- LPD Policy 32: Amenity

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None



## **12 Employment**

### **12.1 Introduction**

**12.1.1** Paragraph 50 of the NPPF requires the planning system to operate so as to support sustainable economic growth. Local planning authorities should be proactive in meeting the development needs of business. At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees) is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd, the latter of which is one of the most important brick suppliers in the UK.

**12.1.2** 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), Gedling Borough is to provide 10 ha of industrial/warehousing land and 23,000 sq. m of office space over the plan period to 2028. 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 71 (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).

**12.1.3** The Employment Land Forecasting Study 2015 forecasts modest job growth in Gedling Borough particularly in professional services, health, wholesale, education and construction. Employment in manufacturing is forecast to increase slightly indicating that employment in this sector is now stabilising after a period of decline. Modest increases in those employed in distribution are also forecast and while the Borough is not considered particularly advantageous in terms of road distribution it has some large firms engaged in this activity, including the John Lewis Distribution Centre in Arnold. Some of the job growth is in sectors requiring the provision of B Class type employment space including office space, but it will also be important to

cater for the needs of other employment sectors such as health. Construction is identified as a priority by the D2N2 Local Economic Partnership and Gedling Borough has more people employed in construction than the regional and national averages.

**12.1.4** The Borough has a number of established employment areas including Colwick Industrial Estate, which is one of the largest in Greater Nottingham and has a variety of occupiers. This site together with other sites around Netherfield and Colwick provide for a large cluster of firms<sup>40</sup> including some rated in the top 20 in Nottinghamshire and these are well located to provide the accommodation needs of firms relocating from the regeneration areas in Nottingham City. A further cluster of firms is centred on Arnold where there are a number of sites ranging in size and include some sites specialising in small work space provision. Other smaller clusters are located at Ravenshead and Calverton.

**12.1.5** The policies relating to employment are:

- LPD Policy 44: Retention of Employment and Employment Uses;
- LPD Policy 45: Employment Development on Unallocated Sites;
- LPD Policy 46: Expansion of Existing Employment Uses Not in the Green Belt;
- LPD Policy 47: Agricultural and Rural Diversification; and
- LPD Policy 48: Local Labour Agreements.

## **Policy LPD 44 - Retention of Employment and Employment Uses**

**a) Planning permission will be granted for the expansion, conversion or redevelopment of land and premises for employment uses on allocated employment sites and protected employment areas as shown on the Policies Map provided:**

- i. the employment use is within Use Classes B1 – B8 and sui generis uses of a similar nature or is an employment use that is compatible with the nature of the employment site;**
- ii. the employment use provides facilities and services which support the functioning of the employment site provided they are of an appropriate scale;**
- iii. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- iv. the proposal would not have a detrimental effect on highway safety; and**
- v. the proposal would not cause harm to the significance of a heritage asset and/or its setting.**

**b) Planning permission will not be granted for the redevelopment or reuse of**

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<sup>40</sup> The Industrial and Business Register 2015.

**sites or premises as listed above for other purposes unless:**

- i. it is demonstrated that there is no demand for the site or premises for its specified employment use;**
- ii. the site is not viable for re-occupation (including through renewal or refurbishment);**
- iii. the proposed use would not cause a significant adverse impact on the amenity of nearby residents and occupiers;**
- iv. the proposed use does not have a detrimental effect on highway safety; and**
- v. the proposed use would not cause harm to the significance of a heritage asset and/or its setting.**

**12.2.1** The current stock of protected employment sites and new employment allocations provide a good range and choice of sites and premises in terms of size, type and location. Policy 4 of the Aligned Core Strategy seeks to ensure that allocations most attractive to the market remain available for employment uses. Policy 4 also seeks to retain employment sites that are an important source of jobs, and sites that support less skilled jobs in and near deprived areas. The sites that are protected as employment sites on the Policies Map meet the criteria in Policy 4. The Borough Council will consider releasing such sites only where:

- they are no longer in demand, which will require evidence that they have been marketed for their intended employment purpose without success for a sufficient period of at least 12 months (although this may be varied on a case by case basis); and
- they are not economically viable, which will require a financial appraisal to provide evidence that the premises are not economically viable for re-occupation or refurbishment for employment uses.

**12.2.2** 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.

**12.2.3** Recent trends in employment have seen a major shift towards more service based jobs and a decline in manufacturing employment although manufacturing employment is stabilising and remains an important sector in the local economy. Whilst most job growth in Gedling Borough is forecast to be in traditional type employment<sup>41</sup> some job growth will be in occupations such as health, education and accommodation/food (including hotels and catering) that do not fall within the traditional type of employment uses and for which specific allocations of employment land are not made. Some of these uses can be located on employment sites where they support other employment uses or otherwise would not conflict with the main purpose of the site. The following uses are likely to be acceptable on employment sites:

- industrial or commercial training facilities;
- community facilities;

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<sup>41</sup> These are generally uses within the business class, industrial and warehousing business uses as set out in the Town and Country Planning Use Classes Order.

- specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts;
- essential public utilities development; and
- ancillary facilities and services which support the functioning of the employment site including child care facilities, small-scale retail uses, sandwich shops and cafés.

**12.2.4** This list is not exhaustive and individual cases should be judged on merit with the key consideration being whether the proposed use would be compatible with the main purpose of the employment site and also with areas especially residential areas that may surround it. Retail and main town centre uses are subject to the sequential approach which directs these to locations within town centres or edge of centre locations. 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 71 (Employment Allocations).

### Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

### Monitoring Information

Indicator	Target	Collection
Amount of employment land lost to residential and other uses above 0.1 ha threshold	No target	Monitoring of completions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- For the redevelopment or reuse of sites or premises for purposes other than employment use:
  - marketing evidence for their intended employment purpose without success for a period of at least 12 months; and
  - financial appraisal to provide evidence that the premises are not economically viable for re-occupation and refurbishment for employment uses.

## Policy LPD 45 - Employment Development on Unallocated Sites

Planning permission will be granted for the construction and change of use of buildings for business, general industry, storage and distribution on sites other than those allocated or protected for employment uses provided the proposal meets all the following criteria:

- a. the site is not in the Green Belt;
- b. there is no available alternative site within the development limits of an allocated or protected employment area;
- c. the proposal would not have a detrimental effect on highway safety; and
- d. the proposal would not cause a significant adverse impact on the amenity of nearby residents and occupiers.

**12.3.1** The figure for employment land requirements set out in the Employment Background and Site Selection Paper (2016) provides a guideline for making specific employment provisions. Whilst allocated sites and the retention of good employment sites are the main means of achieving the economic objectives of the Local Plan, proposals for business development providing employment will be permitted provided the site is not within the Green Belt and there is no alternative<sup>42</sup> allocated site or existing employment site available. Proposals on unallocated sites will only be permitted provided they do not adversely affect local amenity.

**12.3.2** Gedling Borough has played an important role in providing smaller and more affordable business premises and there are good examples of small workspace provision especially around Arnold and Daybrook, for example the Arnold Business Centre in a converted Victorian factory. The provision of starter units is particularly important in helping to grow the local economy and the Borough has skills levels above the regional and national average and significant potential for entrepreneurial activity. There may be opportunities in and around the Borough's centres especially for mixed use developments that would help sustain the vitality of the town or local centres.

**12.3.3** Policy LPD 45 will also apply to Bestwood Village, Calverton, Ravenshead, Burton Joyce, Lambley and Woodborough where there may be opportunities for small scale employment uses. For villages in the Green Belt, infill development and the change of use of buildings for employment uses will be subject to Policy LPD 15.

### Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 60: Highway Safety

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<sup>42</sup> An alternative site would need to be suitable in terms of the intended employment purpose, available to the market and achievable in terms of being developed. The site would also need to be capable of serving the intended market area covered by the business.

## Monitoring Information

Indicator	Target	Collection
New industrial and warehouse floorspace taken up on non-allocated sites over 1,000 sq. m or 1 ha threshold	No target	Monitoring of completions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 46 - Expansion of Existing Employment Uses Not in the Green Belt

Planning permission will be granted for development proposals involving an expansion of an existing employment use provided:-

- a. the site is not in the Green Belt;
- b. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. the proposal does not have a detrimental effect on highway safety and would not cause harm to the significance of a heritage asset and/or its setting.

**12.4.1** It is important to encourage the redevelopment or expansion of existing business premises subject to there being no conflict in terms of the impact on the amenity of surrounding land use especially residential. Many firms need to expand at various stages of their development and expansion in situ may be an attractive option for some businesses. Accepting in principle that firms should be able to expand where possible can create long term confidence in a business location, aid business planning and encourage economic growth and help retain local firms.

## Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 32: Amenity
- LPD Policy 61: Highway Safety

## Monitoring Information

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 47 - Agricultural and Rural Diversification

Planning permission will be granted for rural employment/business development proposals provided it:

- a. accords with Green Belt policy; and
- b. is part of a rural diversification project supporting a farm or land based rural business, making best use of existing permanent buildings.

**12.5.1** Changes in the economy and agricultural practices have demanded rural businesses be more responsive in order to survive. Diversifying into complementary areas of business can help rural business remain viable, keep buildings in beneficial use and contribute to the overall rural economy.

**12.5.2** Development proposals that contribute to these aims will be supported, although within Gedling Borough proposals will need to be consistent with Green Belt policy. The reuse of buildings in the Green Belt for rural diversification projects is not inappropriate provided it would maintain the openness of the Green Belt (see Policy LPD 12).

**12.5.3** Rural diversification proposals which would be inappropriate development in the Green Belt would need to be justified by very special circumstances. The need to diversify a rural land based business may form part of the very special circumstances required to justify inappropriate development in the Green Belt. In assessing applications, the Borough Council will distinguish between proposals for genuine diversification and those for independent businesses that may be more sustainably located elsewhere.

### Key Related Policies

- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 12: Reuse of Buildings Within the Green Belt

### Monitoring Information

Indicator	Target	Collection
Number of planning permissions granted for rural employment/business development	No target	Monitoring of planning permissions

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 48 - Local Labour Agreements

**The Borough Council will seek to negotiate planning agreements to secure local labour agreements for developments of 10 or more dwellings, on 0.5 hectares of land or development that will create more than 15 jobs.**

**12.6.1** Local labour agreements are agreements made between the Borough Council and a developer or otherwise secured through a planning condition to enable local people to benefit from a proposed development, either through:

- enabling local people to access on site training, development and employment opportunities in the construction of the development; or
- enabling local people to access the jobs created by the end use of the development, working with the provider and local partners to try and ensure local recruitment and retention of staff.

**12.6.2** Where a local labour agreement is applied for the construction of the development the Borough will use a recognised methodology from the Construction Industry Training Board (CITB) for calculating the employment and skills opportunities for the development. By doing this there will be a consistency of approaches between the Borough Council and developers that will ensure realistic and achievable employment and skills interventions on construction projects.

**12.6.3** Policy 19 of the Aligned Core Strategy requires all development to meet the reasonable cost of new infrastructure required as a consequence of the proposal. Infrastructure is defined to include training and employment measures for local people and the Borough Council has previously entered into local labour agreements for certain large projects in order to secure employment and training opportunities for local people and help address skills shortages in the locality.

**12.6.4** The Local Planning Document provides for substantial levels of development creating significant job opportunities. In terms of employment the Borough has strong representation in the construction sector which is identified as a priority sector for support by the local D2N2 partnership. However, the construction sector locally and nationally has reported skill shortages which are a potential constraint to growth and therefore it is legitimate to seek contributions towards developing skills in this sector. As well as providing job and training opportunities for local people, local labour agreements can bring benefits to employers by helping to address skills shortages, attract new recruits, improve working practices and by having training packages tailored to the needs of individual developers. A key objective is to provide benefits

to local people residing within the Borough but there may be occasions where residents in neighbouring authorities would be eligible.

**12.6.5** The approach is based on the model provided by the Construction Industry Training Board. Normally this requires the production of an Employment and Skills Plan to be complied with and implemented by the developer and also a method statement setting out how the developer will implement the Employment and Skills Plan. The Borough Council would normally seek a planning obligation to secure the submission of the Employment and Skills Plan and method statement by the developer or alternatively seek a financial contribution for the same purpose.

### Key Related Policies

- ACS Policy 19: Developer Contributions

### Monitoring Information

Indicator	Target	Collection
Percentage of developments over 10 or more dwellings, 0.5 ha of employment land or those creating more than 15 jobs securing Local Labour Agreement	No target	Monitoring of s106 agreements

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None



## **13 Retail and Community Facilities**

### **13.1 Introduction**

**13.1.1** Town Centres perform a variety of different functions. They provide a location for shopping, recreation and community facilities and opportunities for linked trips. They can also provide a location for offices and other types of employment generating uses. Paragraph 23 of the NPPF requires that local plans recognise town centres as the heart of communities and put in place policies that protect their vitality and viability.

**13.1.2** Policy 6 of the Aligned Core Strategy sets out the hierarchy of centres from Nottingham City Centre, which is amongst the top ten centres in the country and is a major destination for shoppers, to centres which serve local communities. This policy also provides guidance on the operation of the sequential and impact assessments.

**13.1.3** Section 8 of the NPPF also provides guidance on achieving sustainable communities through the provision and protection of community facilities. Policy 12 of the Aligned Core Strategy provides policy guidance on the provision of new, extended or improved community facilities. Community facilities should be located in appropriate locations, accessible by a range of sustainable transport modes and be located alongside or shared with other local community facilities.

**13.1.4** This section includes the following policies:

- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries;
- LPD Policy 50: Development within Town and Local Centres;
- LPD Policy 51: Upper Floors;
- LPD Policy 52: Impact Assessment Threshold;
- LPD Policy 53: Markets;
- LPD Policy 54: Development within Small Parades;
- LPD Policy 55: Security Shutters; and
- LPD Policy 56: Protection of Community Facilities.

## Policy LPD 49 - Retail Hierarchy and Town Centre Boundaries

The following network and hierarchy of town centres (with boundaries as shown on the Policies Map) is promoted:

### Town Centres

- Arnold

### Local Centres

- Burton Joyce
- Calverton
- Carlton Hill
- Carlton Square
- Gedling Colliery site
- Gedling Village
- Mapperley Plains
- Netherfield
- Ravenshead

**13.2.1** Paragraph 23 of the NPPF requires local planning authorities to define a network and hierarchy of local centres and define their extent. Policy 6 of the Aligned Core Strategy establishes the hierarchy of centres within Gedling Borough. The Retail Study 2015 has provided updated information regarding the various town centres within the Borough and concludes that Carlton Square functions more like a local centre than a district centre and recommends that the retail hierarchy should be reviewed accordingly. Carlton Square will now be designated as a Local Centre which will bring it in line with centres of a similar character such as Mapperley Plains and Carlton Hill.

**13.2.2** Alongside this change a number of alterations are being made to the boundaries of the town centres. The boundary of town centres defines where policies such as LPD 50 (Development within Town and Local Centres) applies and also helps define which locations are considered edge of centre or out of centre. These changes reflect the current situation on the ground and have been made after a review of the previous boundaries.

### Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

### Monitoring Information

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 50 - Development within Town and Local Centres

Planning permission will be granted for development proposals (including new build, redevelopment and changes of use) within the Town and Local Centres as defined on the Policies Map provided:

- a. it does not result in the amount of frontage for different uses within Arnold Primary Area or the Local Centres exceeding the following percentages;
  1. A2 - 15%
  2. A3 - 10%
  3. A4 - 10%
  4. A5 - 10% (except in Arnold Primary Area, Calverton and Netherfield where the figure will be 5%)
  5. Other - 10%
- b. it does not result in an unacceptable grouping of non-A1 uses within Town or Local Centres;
- c. it does not result in a significant proportion of Arnold Secondary Area being for non-main town centre uses;
- d. it is of a high standard of design and does not adversely affect the Town or Local Centre by reason of its scale, bulk, form, layout or materials;
- e. it would not result in the loss of buildings or other features, including open space, which make an important contribution to the appearance of the Town or Local Centre;
- f. it would not cause a significant adverse impact on the amenity of nearby residents and occupiers; and
- g. appropriate provision for parking is made.

**13.3.1** The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) confirms that there is a need for approximately 4,000 sq m of new floor space in Arnold Town Centre and 700 sq m for Carlton Square within the period up to 2028, with a significant proportion being required towards the backend of the plan period. New convenience floor space can be provided by way of extensions to existing convenience retailers within the centres. New comparison floor space required for Arnold Town Centre in the early parts of the plan period is expected to be accommodated through the remodelling of existing premises but there will be a requirement for additional new units. The potential for redevelopment of existing buildings and land is actively being explored to meet the required retail capacity in conjunction with measures to keep the number of vacant units to a minimum. A

range of improvements are being considered at Carlton Square including the reconfiguration of existing retail premises in order to make the area more appealing to shoppers.

**13.3.2** The situation regarding retail capacity will be kept under review and new development will be considered on a site by site basis in order to account for individual context and characteristics. If necessary further guidance to confirm where additional provision is required to meet identified need will be provided should the capacity not be met through reconfiguration and remodelling of existing floor space within the existing shopping centre boundaries.

**13.3.3** Policy 6 of the Aligned Core Strategy establishes the hierarchy of centres within Gedling Borough. The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) updated information regarding the various town centres within the Borough and resulted in a change to the hierarchy. The hierarchy confirmed by Policy 48 is as follows:

- Town Centres – Arnold
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Carlton Square, Gedling Colliery/Chase Farm site, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

**13.3.4** This policy establishes what uses will and will not be permitted within these centres to ensure that vitality and viability is protected. The policy seeks to maintain a mix of uses to ensure that centres have an attractive range of uses. The past few years have seen town centres affected by a range of factors including the recession and the growth of internet shopping. Food and drink, leisure and recreation play a more important role in ensuring that centres continue to be attractive than in the past and it is important that planning policy is sufficiently flexible to allow change to occur. However, it is also important there is sufficient control to ensure that no single use (other than A1) comes to dominate the centre leading to a decline in vitality and viability.

**13.3.5** The policy controls the proportion of the frontage of the centre within different uses classes. Frontage is calculated using the length of the ground floor of units facing the main shopping areas of the centre. The frontage percentages included in Policy LPD 50 a) have been compared to the current situation and generally allow for some additional new units to open. The overall approach requires that at least 45% of the frontage of the centre is A1 retail.

**13.3.6** Proposals which lead to the percentages identified being exceeded will not be in accordance with the policy and will normally be refused planning permission. In certain circumstances, other material considerations may mean that planning permission can be granted even though the percentages would be exceeded. This may include where the unit has been vacant for a substantial length of time or where the proposed use is temporary in nature.

**13.3.7** Arnold Town Centre includes both a Primary and Secondary Area. The Primary Area is the main retail core of the centre and should remain the case. Within the Secondary Area a greater mix of uses is permitted provided the area retains its

complementary role to the Primary Area. Proposals which result in a significant proportion of the Secondary Area being for residential, industrial or other uses which do not fall into the definition of ‘main town centre uses’ will not be permitted.

**13.3.8** Policy LPD 50 b) restricts new non-A1 units where it would create an unacceptable grouping. This is designed to stop ‘dead frontage’ which can result in different parts of the centre becoming separate from each other leading to reduced pedestrian flows and also to a reduced attractiveness of the centre overall. Whether the development of non-A1 uses within a centre leads to an unacceptable grouping will depend on a number of factors including:-

- the nature of the non-A1 use proposed;
- the current situation with frontage and other uses surrounding the proposal;
- the proposed opening hours of the proposal;
- the length of frontage concerned; and
- the position of the frontage within the centre.

**13.3.9** Open space within town centres, usually in the form of town or market squares or other civic space, provides opportunities for events and can act as a focal point of the community. They can contribute to the vitality and viability of centres and it is important that they are not significantly affected by development proposals. Part (e) of the policy protects these open spaces along with other important features such as landmark buildings.

### Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries

### Monitoring Information

Indicator	Target	Collection
Percentage of frontages for individual uses	No target	Annually through survey

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 51 - Upper Floors

**Planning permission will be granted for the change of use of upper floors in Town and Local Centres (as defined on the Policies Map) and small parades of shops for any purpose provided:-**

- a. it would not cause unacceptable conflict with the need for rear servicing;
- b. it would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- c. appropriate provision for parking is made.

**13.4.1** Upper floors within town centres offer a good location for a range of uses, such as restaurants, residential, offices, recreation and leisure uses, as well as making better use of buildings and contributing to vitality and viability. This policy permits the use of upper floors within centres and small parades of shops provided the proposal does not conflict with existing uses, residents or occupiers nearby.

### Key Related Policies

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

### Monitoring Information

Indicator	Target	Collection
Number of planning permissions granted	None	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 52 - Impact Assessment Threshold

**Development proposals for A1 uses of 500 sq metres or more (gross) and not within a Town or Local Centre should be supported by an Impact Assessment.**

**13.5.1** The Government's 'town centre first' policy includes two parts. A sequential assessment (NPPF paragraph 24) seeks to ensure that opportunities within centres are taken and an impact assessment (NPPF paragraph 26) seeks to ensure that new main town centre uses do not lead to a significant adverse impact on investment or the vitality and viability of nearby centres. Paragraph 26 of the NPPF establishes a default threshold of 2,500 sq metres to trigger the requirement of the impact assessment.

**13.5.2** The Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015 recommended that proposals for A1 convenience and comparison stores of 500 sq metres or more should provide an impact assessment. This conclusion was reached after reviewing committed retail development in the Borough and other local

floorspace thresholds. The default threshold of 2,500 sq metres will continue to apply to other 'main town centre' uses such as offices and leisure.

**13.5.3** Guidance on the impact assessment is contained in the NPPG. Prospective applicants are advised to discuss the need for and scope of an impact assessment with the Borough Council at an early stage.

**13.5.4** 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.

**Key Related Policies**

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries

**Monitoring Information**

<b>Indicator</b>	<b>Target</b>	<b>Collection</b>
Number of planning applications for A1 uses 500 sq metres or more with an Impact Assessment	100%	Monitoring of planning applications

**Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- For A1 proposals of 500 sq metres or more an impact assessment is required.

**Policy LPD 53 - Markets**

**Planning permission will be granted for development proposals that result in the enhancement of existing markets or the creation of new markets within town and local centres provided that:**

- the proposal is of a high standard of design and does not adversely affect the town or local centre by reason of its scale, bulk, form, layout or materials;**
- the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the town or local centre;**
- the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and**
- appropriate provision for parking is made.**

**13.6.1** Markets have historically played an important part in the development of towns and cities in England and continue to play an important role in the retail sector. They offer a place for small independent traders to operate from and increase the vitality and viability of town centres. Paragraph 23 of the NPPF requires that, through local plans, existing markets are retained and enhanced to ensure they are attractive and competitive and new markets created.

**13.6.2** Within Gedling Borough, the only market is within Arnold Town Centre. The privately owned market is open on Tuesday, Friday and Saturday and has space for around 100 stalls. Over the last few years, however, the market has declined. The Borough Council is exploring options to improve the market to ensure that it remains a key attraction of Arnold Town Centre.

**13.6.3** Persons considering setting up a new market are advised to contact the Borough Council at an early stage to ensure that Regulations are complied with and that planning permission is sought where necessary. Details of the proposed market should be made available to the Licensing Service. Contact must also be made with the Markets and Fairs Section at Nottingham City Council as specific historic charter arrangements are in place to control local markets.

### **Key Related Policies**

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 50: Development within Town and Local Centres

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None

## **Policy LPD 54 - Development within Small Parades**

**Planning permission will be granted for development proposals (including new build, redevelopment and change of use) within and adjacent to parades of three or more existing retail units without the need to demonstrate compliance with the sequential test provided that:**

- a. the main purpose of the proposal is the sale of convenience goods or as an A3, A4 or A5 use;**
- b. the proposal has a floorspace of less than 200 sq metres (gross);**

- c. the proposal 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. the proposal would not result in the loss of buildings or other features including open space which make an important contribution to the appearance of the area;
- e. the proposal would not cause a significant adverse impact on the amenity of nearby residents or occupiers; and
- f. appropriate provision for parking is made.

**13.7.1** The NPPF adopts a 'town centre first' policy. This means that where proposals for main town centre uses such as shops, restaurants, fast food takeaways and certain leisure uses are proposed outside of the centres designated in the Local Plan applicants are required to show that there are no sites or units that can accommodate the use within or on the edge of a centre and that the proposal will not affect the vitality and viability of a centre. To demonstrate this applicants are required to submit a sequential assessment and, subject to the size of the proposed development, an impact assessment. These requirements are established by Paragraph 24 and 26 of the NPPF, whilst paragraph 25 states that the sequential approach should not be applied to 'small scale' rural offices or other rural development.

**13.7.2** Small parades of shops often meet local need in accessible locations. They are excluded from the definition of centres contained within the NPPF and therefore proposed development within them should demonstrate compliance with the sequential test. This places additional burdens on business and development in small parades of shops is unlikely to have significant impacts on town centres. Given this, it is considered onerous and disproportionate to require the sequential assessment subject to a series of caveats.

**13.7.3** This policy applies to proposals for uses which provide goods and services which have a local catchment. A2 uses and A1 shops which sell comparison goods have a much larger catchment and should be located within town centres where possible. Proposals for shops or units that are small in scale are more likely to have a catchment that is local in nature and the proposal will not impact significantly on the town centre. Small parades may also be appropriate locations for retail development that demonstrates compliance with the sequential test or where there is conflict with Policy LPD 50 (Development within Town and Local Centres).

### **Key Related Policies**

- ACS Policy 6: Role of Town and Local Centres
- LPD Policy 49: Retail Hierarchy and Town Centre Boundaries
- LPD Policy 50: Development within Town and Local Centres

### **Monitoring Information**

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 55 - Security Shutters

Planning permission will be granted for externally mounted roller shutters where:-

- a. they are not sited within a Conservation Area, on a Listed Building or on a non-designated heritage asset;
- b. the shutters are of an open nature when sited within Town or Local Centres and parades of shops;
- c. the shutter and shutter box are designed as an integral part of the shop front; and
- d. the shutter and shutter box are finished in an appropriate colour.

**13.8.1** There is a need to ensure that shop shutters are appropriate to the building on which they are placed and that, when closed, they should allow a reasonable degree of visibility into the shop. Any shutter or grille which allows a view into the shop when closed will usually look better than solid shutters. The greater the degree of openness the better in terms of the character and appearance of the area. This results in opportunities for window shopping and can increase footfall in centres offering improvements in natural surveillance.

**13.8.2** In order that the appearance of the shutter respects the rest of the building and street scene it should always be painted or coated in an appropriate colour. The box above shop windows should preferably be sited internally. Where this is not practical it should be tied in with the design of the fascia sign. It is considered that external shutters are unlikely to be acceptable on Listed Buildings, non-designated heritage assets or premises within Conservation Areas.

### Key Related Policies

- LPD Policy 26: Heritage Assets
- LPD Policy 27: Listed Buildings
- LPD Policy 28: Conservation Areas
- LPD Policy 31: Locally Important Heritage Assets

### Monitoring Information

No indicator.

## Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 56 - Protection of Community Facilities

**a) Planning permission for development proposals that would result in the loss of existing community facilities will not be granted unless:**

- i. alternative provision exists with sufficient capacity which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- ii. alternative provision will be provided as part of the redevelopment of the site; or**
- iii. alternative provision will be provided in an appropriate location which can be reasonably accessed by walking, cycling or public transport and would not result in a significant increase in car journeys; or**
- iv. it has been satisfactory demonstrated that it is no longer economically viable, feasible or practicable to retain the existing community use and its continued use has been fully explored.**

**b) Where it is demonstrated that an existing community use is not viable, feasible or practicable, preference will be given to the change of use or redevelopment for alternative community uses before other uses are considered.**

**13.9.1** Paragraph 70 of the NPPF states that local plans should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs. Paragraph 28 of the NPPF highlights the importance of community facilities in villages.

**13.9.2** The supporting text for Policy 12 of the Aligned Core Strategy defines community facilities as including:-

- schools and nurseries;
- post offices;
- local shops in rural areas;
- public houses (especially in rural areas);
- places of worship, religious instruction and church halls;
- health centres, GP practices, community pharmacies, dentists;

- community centres or halls;
- libraries;
- leisure centres; and
- emergency services.

**13.9.3** The list of defined community facilities is not exhaustive. Other types of facility may also provide a community benefit and this policy should be applied to ensure that they are protected. Existing open space including play provision for children and young people and outdoor sport facilities are protected under Policy LPD 20: Protection of Open Space.

**13.9.4** Part i of Policy LPD 56 a) permits the loss of a community facility provided that an alternative provision exists with sufficient capacity which is reasonably accessible. Contributions should be sought to improve the existing alternative provision where there is insufficient capacity to accommodate both existing users and new users. Alternatively, as set out in part ii of Policy LPD 56 a), alternative provision could be provided as part of the redevelopment of the site. Part iii of Policy LPD 56 a) ensures that any alternative provision provided is in an appropriate location and is not isolated from those that will use it.

**13.9.5** For part v of Policy LPD 56 a), the viability evidence submitted regarding the need for the community facility should be appropriate to the scale and type of the facility and address other alternative facilities in the locality that could meet any shortfall in provision. In terms of the continued use, the applicant would need to provide information on whether there is a need for the continued use of the community facility in the locality. In some cases, for instance local shops and public houses, the applicant would need to demonstrate that the facility has been actively marketed for a significant period of time without success.

**13.9.6** Paragraph 70 of the NPPF states that pubs are valued facilities. It is not considered that there is a need for a separate policy for the protection of public houses and Policy LPD 56 should be used when determining planning applications.

**13.9.7** The Community Right to Bid gives community groups a chance to save community assets that are important to them. Community assets include village shops, pubs and allotments. Local planning authorities are required to keep a list of all of these 'assets of community value'. If an owner of a listed asset wants to sell it they have to notify the local planning authority who, in turn, notify any interested parties. If community groups are interested in buying an asset they can use the Community Right to Bid to 'pause' the sale, giving them six months to prepare a bid before the asset can be sold. Further information can be found on the Councils' website<sup>43</sup>.

### **Key Related Policies**

- ACS Policy 12: Local Services and Healthy Lifestyles
- LPD Policy 20: Protection of Open Space

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<sup>43</sup> <https://www.gedling.gov.uk/resident/community/communityrighttobid>

## **Monitoring Information**

No indicator.

## **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- A study to demonstrate that it is no longer economically viable, feasible or practical to retain the existing community use and its continued use has been fully explored.



## **14 Transport**

### **14.1 Introduction**

**14.1.1** The Aligned Core Strategy promotes sustainable transport modes such as public transport, walking and cycling. It seeks to move away from the use of private car to help tackle climate change, pollution and congestion. Many routes are already at or close to capacity in peak times and managing travel demand must form a key part of the approach to transport planning.

**14.1.2** Paragraph 36 of the NPPF states that all developments which generate significant amounts of vehicle movement should be required to provide a travel plan. The Aligned Core Strategy sets a target to increase the number of developments supported by travel plans. NPPG provides advice on when transport assessments and transport statements are required and also provides guidance on preparing travel plans. Local planning and highway authorities will be responsible for securing and establishing the content of travel plans.

**14.1.3** This section includes a policy on parking standards for residential and non-residential development. It also seeks to protect the proposed and existing cycle routes, recreational routes and public rights of way. The Borough Council will be supportive of park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities. Local transport schemes, including the Gedling Access Road, will be safeguarded. There is also a policy on highway safety, patterns of movement and the access needs of all people.

**14.1.4** The policies for transport are:

- LPD Policy 57: Parking Standards;
- LPD Policy 58: Cycle Routes, Recreational Routes and Public Rights of Way;
- LPD Policy 59: Park and Ride;
- LPD Policy 60: Local Transport Schemes; and
- LPD Policy 61: Highway Safety.

## Policy LPD 57 - Parking Standards

a) Planning permission for residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

b) Planning permission for non-residential development will be granted where the development proposal meets the requirement for parking provision set out in Appendix D, or otherwise agreed by the local planning authority.

**14.2.1** Paragraph 39 of the NPPF allows local planning authorities to set local parking standards taking account of the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and the overall need to reduce the use of high-emission vehicles.

**14.2.2 Appendix D** reflects the Parking Provision for Residential Development Supplementary Planning Document and the 6C's Design Guide which give guidance on the parking provisions required for developments. The parking requirements should also be considered in relation to any transport assessment and travel plan associated with a development proposal.

**14.2.3** The key purpose of the Parking Provision for Residential Development Supplementary Planning Document is to ensure that new development is supported by the appropriate level of parking provision to accommodate demand. The Supplementary Planning Document will be kept under review to reflect any new information which may have implications for the requirement of parking provision for residential development.

**14.2.4** Nottinghamshire County Council is the highway authority responsible for the local highway network within Gedling Borough. In April 2009, Nottinghamshire County Council adopted the 6C's Design Guide which deals with highways and transportation infrastructure for new developments in Derbyshire, Leicestershire and Nottinghamshire including the city areas in each. The 6C's Design Guide is updated on a regular basis to reflect current guidance and legislation.

**14.2.5** In achieving an appropriate level of parking provision for residential and non-residential developments, the type, design, location and layout of spaces will be important as well as the number of spaces provided.

### Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 24: Tourist Accommodation
- LPD Policy 39: Specialist Accommodation
- LPD Policy 40: Housing Development on Unallocated Sites
- LPD Policy 41: Live Work Units
- LPD Policy 42: Self Build and Custom Homes

- LPD Policy 45: Employment Development on Unallocated Sites

### Monitoring Information

Indicator	Target	Collection
Percentage of planning permissions in accordance with the policy	No target	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- No additional information required. Planning applications should clearly identify the proposed number of parking spaces.

## Policy LPD 58 - Cycle Routes, Recreational Routes and Public Rights of Way

Planning permission will not be granted for development proposals which would:

- prejudice the implementation of the proposed cycle routes, recreational routes (shown on the Policies Map) and proposed public rights of way; or
- prejudice the continuity of existing cycle routes, recreational routes and existing public rights of way unless the proposal includes an alternative route which is no less attractive, safe or convenient for public use or there are substantial wider benefits.

Where new development is proposed, contributions will be sought for new cycle or recreational routes and facilities either on or off site.

**14.3.1** Walking, cycling, running and horse-riding are recreational activities which have increased in popularity over recent years. They can also be convenient and practical modes of transport, particularly for shorter trips, and can have a number of positive benefits such as improving people’s health and wellbeing and the environment.

**14.3.2** Paragraph 41 of the NPPF states that cycle routes, which could be critical in widening transport choice, should be identified and protected. The cycle routes as shown on the Policies Map include a section of the National Cycle Network which passes through Gedling Borough.

**14.3.3** This policy seeks contributions to new cycle and recreational routes and facilities where these are directly related to the development proposed. Any new

provision incorporated within a new development must link to existing facilities or routes or proposed improvements beyond the site.

**14.3.4** There is a need to safeguard the former Gedling Colliery and Calverton rail lines as potential transport corridors for the long term. Any use of these routes in the future is likely to contribute significantly to modal shift. Calverton rail line is already operating as a recreational route and in the short term the Borough Council is promoting the former Gedling Colliery rail line as a new recreational route. Further potential tram routes are currently being explored although it is unlikely that a scheme linking Nottingham and Gedling utilising, in part, the former Gedling Colliery line would be built before the end of the plan period. Policy LPD 58 seeks to protect proposed and existing recreational routes unless there are substantial wider benefits. Future proposals for public transport provision along the protected corridors would generally be expected to maintain the continuity of established recreational routes by accommodating it within the transport corridor wherever practical or in those parts of the corridor where this is not practical by providing an alternative route which is convenient, safe and direct. Further details on these schemes are included in Policy LPD 60 (Local Transport Schemes).

**14.3.5** This policy identifies the importance of the public rights of way network as a recreational resource. The network of public rights of way links residential, community and recreational facilities as well as providing access to the open countryside. It is therefore importance to ensure that the future of these routes for public use is safeguarded. The extension of existing public rights of way will be supported.

### **Key Related Policies**

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 60: Local Transport Schemes

### **Monitoring Information**

No indicator.

### **Planning Application Information**

Where decisions will use this policy, it is likely that the following information will be required:

- None

## **Policy LPD 59 - Park and Ride**

**Planning permission will be granted for park and ride facilities in appropriate locations, subject to the satisfactory demonstration of the need for and feasibility of such facilities.**

**14.4.1** Park and ride facilities can be used as part of a wider approach to address specific traffic, parking or environmental problems which can help to reduce the amount of travel by private car and encourage greater use of public transport, thereby assisting a change of modal split and reducing congestion and pollution within Gedling Borough. Park and ride facilities on the edge of the built up area may assist in reducing the amount of traffic travelling on key routes into the city centre.

**14.4.2** The NPPF states that park and ride facilities are not inappropriate in the Green Belt if:

- it can be demonstrated there is a requirement for a Green Belt location;
- they preserve the openness of the Green Belt; and
- they do not conflict with the purposes of including land in the Green Belt.

**14.4.3** The design and location of park and ride facilities should be sympathetic to the character of the area and not result in significant safety or traffic management implications.

**14.4.4** Consideration will be given to proposals for park and ride facilities at appropriate sites, including A60 Leapool Island and Top Wighay Farm. The Borough Council will work with Nottinghamshire County Council, landowners, other stakeholders, developers and bus providers on proposals for park and ride facilities. Consideration will need to be given to the ability of any proposed park and ride facilities to be adequately supported by regular and reliable public transport services and to the commercial viability of such proposals.

### Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities

### Monitoring Information

Indicator	Target	Collection
Number of park and ride facilities granted	No Target	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- a study to demonstrate the need for and feasibility of the park and ride facilities.

## Policy LPD 60 - Local Transport Schemes

Planning permission will not be granted for development proposals which would prejudice the following transport schemes as shown on the Policies Map:

### a) Road

1. A60 Larch Farm Crossroads Improvement;
2. A60 Leapool to Sherwood Express Busway;
3. Gedling Access Road;
4. A612 Daleside Road Improvement;
5. A612 Colwick Loop Road Improvement.

### b) Rail/transport corridors

1. the former Gedling Colliery to the Nottingham Grantham rail line (“South Notts Rail Network”);
2. the Minerals Railway “Robin Hood Line” (near Bestwood Village) to Calverton;

c) Significant development proposals in the Colwick area will need to take account of the implications for the possible Fourth Trent Crossing.

**14.5.1** The Aligned Core Strategy promotes a sustainable, good quality transport system as being essential to support the economic and social wellbeing of the plan area. It is important to protect the schemes listed in the policy so that planning permission granted along the routes does not prejudice or obstruct their future development.

**14.5.2** Most of the schemes listed in the policy are included in the third Nottinghamshire Local Transport Plan. This sets out Nottinghamshire's transport strategy for the period 2011 to 2026 and covers all types of transport including public transport, walking, cycling, cars and freight. Further information on the detailed design of the schemes listed in the policy, including the extent of land take, should be sought from Nottinghamshire County Council<sup>44</sup>.

**14.5.3** Nottinghamshire County Council is currently undertaking a review of all protected transport schemes across the county. This may lead to some of the currently safeguarded schemes being formally abandoned and equally some new schemes may emerge.

### A60 Larch Farm Crossroads Improvement

**14.5.4** This scheme involves the improvement of the existing traffic signal controlled junction of the A60 and B6020 and, in particular, involves the widening of the B6020

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<sup>44</sup> Team Manager Transport Planning and Programme Development, Environment and Resources, Nottinghamshire County Council.

Kirkby Road approach to the junction to provide additional traffic capacity. This improvement would help reduce the incidence of local queuing and traffic congestion at peak times.

### **A60 Leapool to Sherwood Express Busway**

**14.5.5** This scheme involves a proposed bus based park and ride site alongside the A60 at Leapool Island and bus priority measures on the A60 between Leapool Island and Sherwood. Nottinghamshire County Council is currently investigating the feasibility of the scheme.

### **Gedling Access Road**

**14.5.6** This scheme involves the construction of a bypass to Gedling village connecting the A612 to the south with the B684 at Mapperley to the north. This scheme would provide a dual function of not only providing traffic relief to the communities that the road bypasses but also enabling and serving the proposed mixed use (housing and employment uses) redevelopment of the former Gedling Colliery.

**14.5.7** The Gedling Access Road is listed in the Aligned Core Strategy as a scheme with no committed funding but which remains important to the delivery of the Core Strategy. Since the adoption of the Aligned Core Strategy, progress has been made towards the Gedling Access Road and there is now committed funding for the construction of the road. Planning permission for the Gedling Access Road was granted in December 2014 and construction of the road is due to commence in 2017, subject to statutory approvals.

### **A612 Daleside Road and A612 Colwick Loop Road Improvements**

**14.5.8** These schemes involve the introduction of bus priority measures as part of wider proposals of a Nottingham Southern Bus Corridor. Nottinghamshire County Council is currently investigating the feasibility of these schemes.

### **The Former Gedling Colliery and Calverton Rail Lines**

**14.5.9** The former Gedling Colliery ("South Notts Rail Network") route was previously safeguarded for future development of a tram route in the Gedling Borough Replacement Local Plan (2005). A feasibility study has been commissioned by the Borough Council to investigate the opportunity for the acquisition of the former Gedling Colliery rail line for the purpose of creating a linear recreational multiuser route or greenway. The route is safeguarded as a possible rail line to meet the long term objectives with use as a walking/cycling route in the short term.

**14.5.10** The Calverton ("Robin Hood Line") route was previously safeguarded in the Gedling Borough Replacement Local Plan (2005) and is already operating as a recreational route.

## Fourth Trent Crossing

**14.5.11** There is currently no safeguarded scheme but plans to build a fourth road crossing over the River Trent to ease traffic congestion on both sides of the river are being reconsidered. A study has been commissioned by the Borough Council into the feasibility of a Fourth Trent Crossing (linking Colwick Industrial Estate with Holme Pierrepont) in the longer term.

### Key Related Policies

- ACS Policy 15: Transport Infrastructure Priorities

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of transport schemes promoted in the policy	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 decision made as to whether this warrants an early review of the Local Plan by December 2018.	Nottinghamshire County Council

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- None

## Policy LPD 61 - Highway Safety

**Planning permission will be granted for development proposals which do not have a detrimental effect on highway safety, patterns of movement and the access needs of all people.**

**14.6.1** The NPPF requires planning decisions to take account of whether safe and suitable access to a development site can be achieved for all people. Developments

should be located and designed, where practical, to create safe and secure layouts which minimise conflict between traffic and cyclists or pedestrians and avoid street clutter.

**14.6.2** This policy seeks to sustain or improve accessibility and safety for all people. Policy related to safe, accessible and inclusive development (including inter-connected network of streets and spaces) is included in Policy LPD 35 (Safe, Accessible and Inclusive Development). A safe environment is also an important part of an overall strategy to facilitate modal shift. This should take account of the requirements of pedestrians, cyclists, people with young children, people with disabilities, people with learning difficulties and older people.

**14.6.3** It will be necessary to undertake an assessment of the impact a development will have on highways and transportation to establish if it can be satisfactorily integrated into the existing highway infrastructure network. The NPPF states that all developments that generate significant amounts of movement should be supported by a transport assessment or transport statement and any decisions should take account of whether opportunities for sustainable transport modes have been included depending on the nature and location of the site. The requirements are currently set out in the 6C’s Design Guide. The transport assessments and statements should identify what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and a travel plan may also be required.

### Key Related Policies

- ACS Policy 14: Managing Travel Demand
- ACS Policy 15: Transport Infrastructure Priorities
- LPD Policy 35: Safe, Accessible and Inclusive Development

### Monitoring Information

Indicator	Target	Collection
Number of major planning applications approved against Highway advice on road safety matters	Zero	Monitoring of planning permissions

### Planning Application Information

Where decisions will use this policy, it is likely that the following information will be required:

- Transport assessment/statements for planning applications that meet the requirements of the 6C’s Design Guide.
- Travel plan for planning applications that meet the threshold requirements of a transport assessment as stated in the 6C’s Design Guide.



## **Part B: Site Allocations**

# Policy LPD 62 Comprehensive Development

**Planning permission will not be granted for development which would prejudice the comprehensive development of any allocated site for the purpose for which it has been allocated in the Aligned Core Strategy or Local Planning Document. Proposals should take account of the delivery of the whole site including provision of supporting infrastructure on site where appropriate in a timely manner.**

**1.1** In order to protect the potential of a site to be developed for its intended use, the Borough Council needs to ensure that any proposal will not prejudice the development of the remainder of a site. Enquiries and applications could be made to develop a small area of an allocated site for the purpose for which it has been allocated, but in a manner which could restrict or prejudice the development of the remainder of the site.

**1.2** Without the above policy, it is considered that while such a proposal would be undesirable it would not be contrary to Policy and may therefore prove difficult to resist.

**1.3** 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.

## Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 64: Housing Allocations – Urban Area and edge of Hucknall
- LPD Policy 65: Housing Allocations – Bestwood Village
- LPD Policy 66: Housing Allocations – Calverton
- LPD Policy 67: Housing Allocations – Ravenshead
- LPD Policy 68: Housing Allocations – Burton Joyce
- LPD Policy 69: Housing Allocations – Newstead
- LPD Policy 70: Housing Allocations – Woodborough
- LPD Policy 71: Employment Allocations

## Monitoring Information

No indicator.

## Policy LPD 63 Housing Distribution

A minimum of 7,250 homes will be provided for during the plan period (2011-2028), distributed as follows:

1. 4,890 homes in or adjoining the main built up area of Arnold and Carlton;
2. Up to 1,265 homes around Hucknall;
3. 1,660 homes at the Key Settlements for Growth made up of
  - i. Bestwood Village - 540 homes;
  - ii. Calverton - 820 homes; and
  - iii. Ravenshead - 300 homes.
4. 170 homes at the other villages including:
  - i. Burton Joyce - 80 homes; and
  - ii. Woodborough - 50 homes.
5. Windfall allowance - 240 homes.

**2.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages' will be provided to meet local need only.

**2.2** 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. The current supply information suggests that this figure may be somewhat lower but the 'up to' figure has been kept at 1,265 in order to allow a degree of flexibility in relation to sites that are still to be developed whilst remaining below the maximum figure set by the Aligned Core Strategy.

**2.3** The Aligned Core Strategy allocates three strategic sites, at Teal Close on the edge of the urban area and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. These sites are shown on the Policies Map. Gedling Colliery/Chase Farm site was also identified as a strategic location for growth in the Aligned Core Strategy and is shown on the Policies Map as housing allocation H9.

**2.4** The proposed non-strategic sites for the urban area and edge of Hucknall are outlined in Policy LPD 64: Urban Area and edge of Hucknall. For the key settlements, sites in Bestwood Village are outlined in LPD 65; Calverton in LPD 66 and Ravenshead in LPD 67. For the other villages, the following policies are provided: LPD 68 Burton Joyce; LPD 69 Newstead; and LPD 70 Woodborough.

**2.5** 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.

## Policy LPD 64 Housing Allocations - Urban Area and edge of Hucknall

The following sites are allocated for residential development, as shown on the Policies Map:

- H1 - Rolleston Drive – 140 homes
- H2 - Brookfields Garden Centre – 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 – 230 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes #
- 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

Sites marked with a \* will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

### Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

**3.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>45</sup> will be provided to meet local need only.

**3.2** The urban area is considered to be the most sustainable location for new homes within Gedling Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focusing new development to locations within or adjacent to the urban area will ensure that best use is made of these attributes.

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<sup>45</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

**3.3** The sites identified in this policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

### **Rolleston Drive**

**3.4** This site is brownfield and is located centrally within the existing urban area of Arnold. It was last used as a depot for Nottinghamshire County Council. In developing the site, account will need to be taken of the stream which runs along the north-western boundary of the site. This connects the adjacent water storage facility to other facilities and helps control surface water runoff in the area. The site is also possibly affected by contamination and a ground survey would be required as part of the planning application. Access to the site will come from Rolleston Drive likely via a new point of access. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 18 affordable homes. Contributions would also be expected to education and health and to open space.

### **Brookfields Garden Centre**

**3.5** The site is located on the north-eastern edge of Arnold and is currently occupied by a garden centre. The site is adjacent to the Howbeck Road/Mapperley Plains allocation but has been allocated separately to reflect that it is already developed. Access to the site will be from Mapperley Plains and may be in conjunction with the adjacent site. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 31 affordable homes. Contributions would also be expected towards education, health and open space.

**3.6** 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.

### **Willow Farm**

**3.7** Willow Farm is currently agricultural land and is located on the eastern edge of Carlton between the existing urban area and the proposed route of the Gedling Access Road. Access to the site would be via existing roads (Green's Farm Lane and/or Grange View Road) although homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access Road will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 22 affordable homes. Contributions would also be expected towards education, health and open space.

### **Linden Grove**

**3.8** This site is located to the south east of Carlton close to the Carlton-le-Willows Academy. The site is bounded by the Colwick Loop Road although access is

expected to be onto Burton Road. As with Willow Farm, homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 23 affordable homes. Contributions would also be expected towards education, health and open space.

### **Lodge Farm Lane**

**3.9** Located to the north of Arnold, Lodge Farm is currently agricultural land. The main access would come from Mansfield Road (A60) with secondary access through the Stockings Farm development to the east. The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact. Due to the need to define the boundaries of the Green Belt using defensible features on the ground, an area of land to the north of the housing allocation will be removed from the Green Belt and designated as Safeguarded Land. However, it is not expected that this land will be developed in the future as this land is sensitive in landscape terms. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 30 affordable homes. Contributions would also be expected towards education, health and open space.

**3.10** 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.

### **Spring Lane**

**3.11** This site is located to the south of the Ashwater Drive site allocated in the Gedling Borough Replacement Local Plan (2005) and forms part of the spoil heap for the former Gedling Colliery/Chase Farm site. At the time of writing the site is under construction.

### **Howbeck Road/Mapperley Plains**

**3.12** This allocation is located to the north-eastern edge of Arnold adjacent to the allocation at Brookfields Garden Centre; development of each of the sites should have regard to the other. The main access to the site would come from Mapperley Plains with additional access through the recent development off Howbeck Road to the west. 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.

**3.13** 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.

### **Killisick Lane**

**3.14** The Killisick Lane site lies adjacent to the northern edge of Arnold. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site. An area of land north of the allocation will be provided in compensation. Additional access may be possible via Strathmore Road. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver at least 43 affordable homes<sup>46</sup>. Contributions would also be expected towards education, health and open space.

**3.15** The site lies close to existing mineral and waste operations at Dorket Head. The company Istock 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 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 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 2020/21 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. 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.

### **Gedling Colliery/Chase Farm**

**3.16** Land at the former Gedling Colliery/Chase Farm site was allocated in the Gedling Borough Replacement Local Plan (2005) for 1,120 homes and 6 ha of employment land. Through the Aligned Core Strategy the site was identified as a Strategic Location for at least 600 homes with associated employment and a new local centre also to be provided.

**3.17** 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

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<sup>46</sup> The site is split between two housing sub-markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 homes is based on the application of 20% across the entire site.

2014 and planning permission for remainder of the development scheme was granted in March 2017. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes. 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.

**3.18** 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.

### **Daybrook Laundry**

**3.19** This site is located in Daybrook and is currently brownfield land within the main urban area. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 10 affordable homes. Contributions would be expected towards education, health and open space.

### **Land West of A60 A**

**3.20** This site is located to the north of Redhill and is currently brownfield land. The site was granted planning permission for 72 homes in August 2017 subject to the section 106 agreement. The section 106 agreement contributions are expected to be secured for open space, primary healthcare, education school places and affordable housing.

### **Land West of A60 B**

**3.21** This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the adjoining site X2 Land West of A60 A. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 45 affordable homes. Contributions would be expected towards education, health and open space. 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.

### **Hayden Lane**

**3.22** This site lies adjacent to the sub-regional centre of Hucknall to the west of the North of Papplewick Lane site. The site would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be

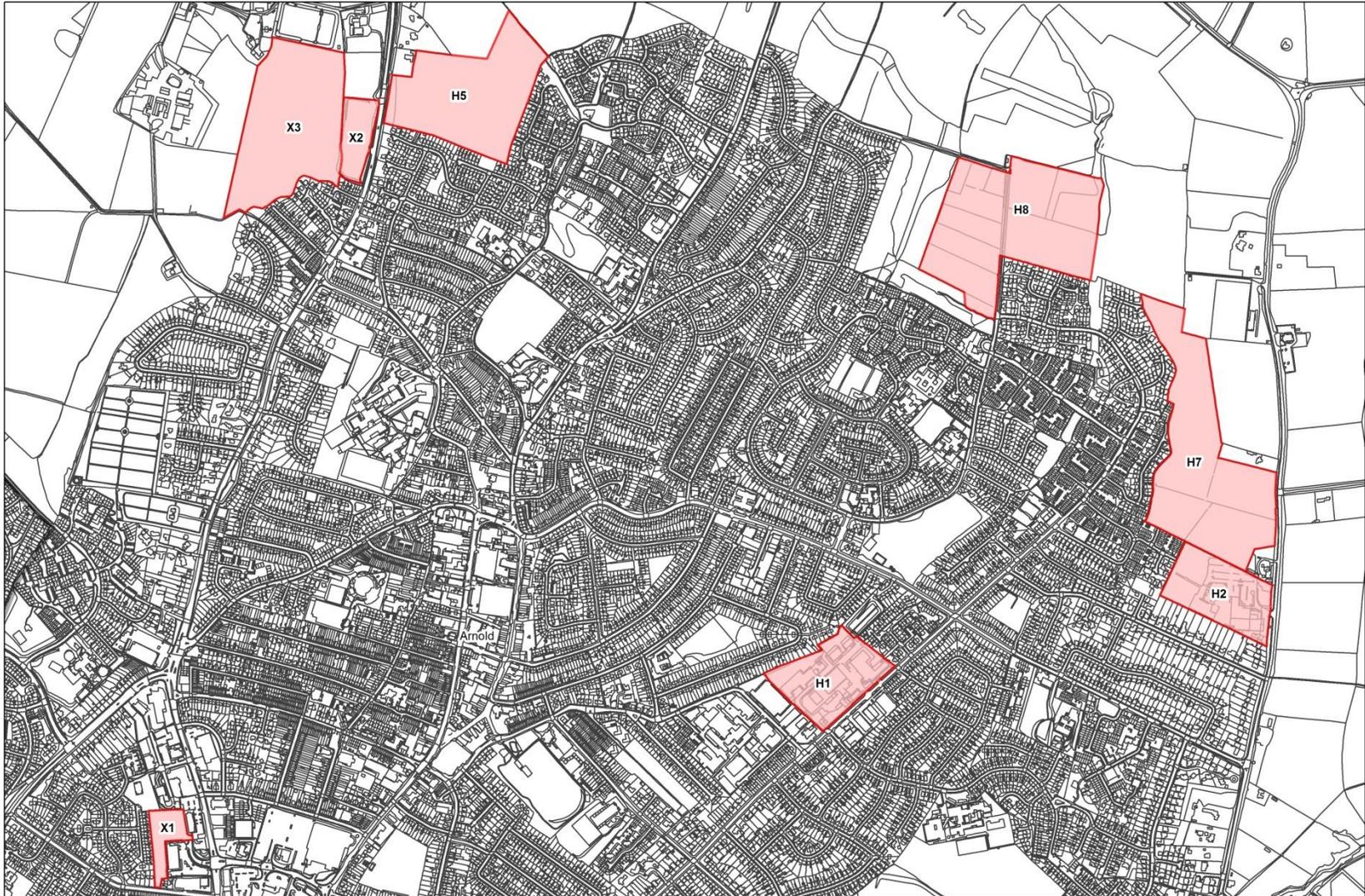
given to the impact on local infrastructure (including education and health) and most appropriate way to use contributions.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 64	All sites delivered by 2028. 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.	Monitoring of site status



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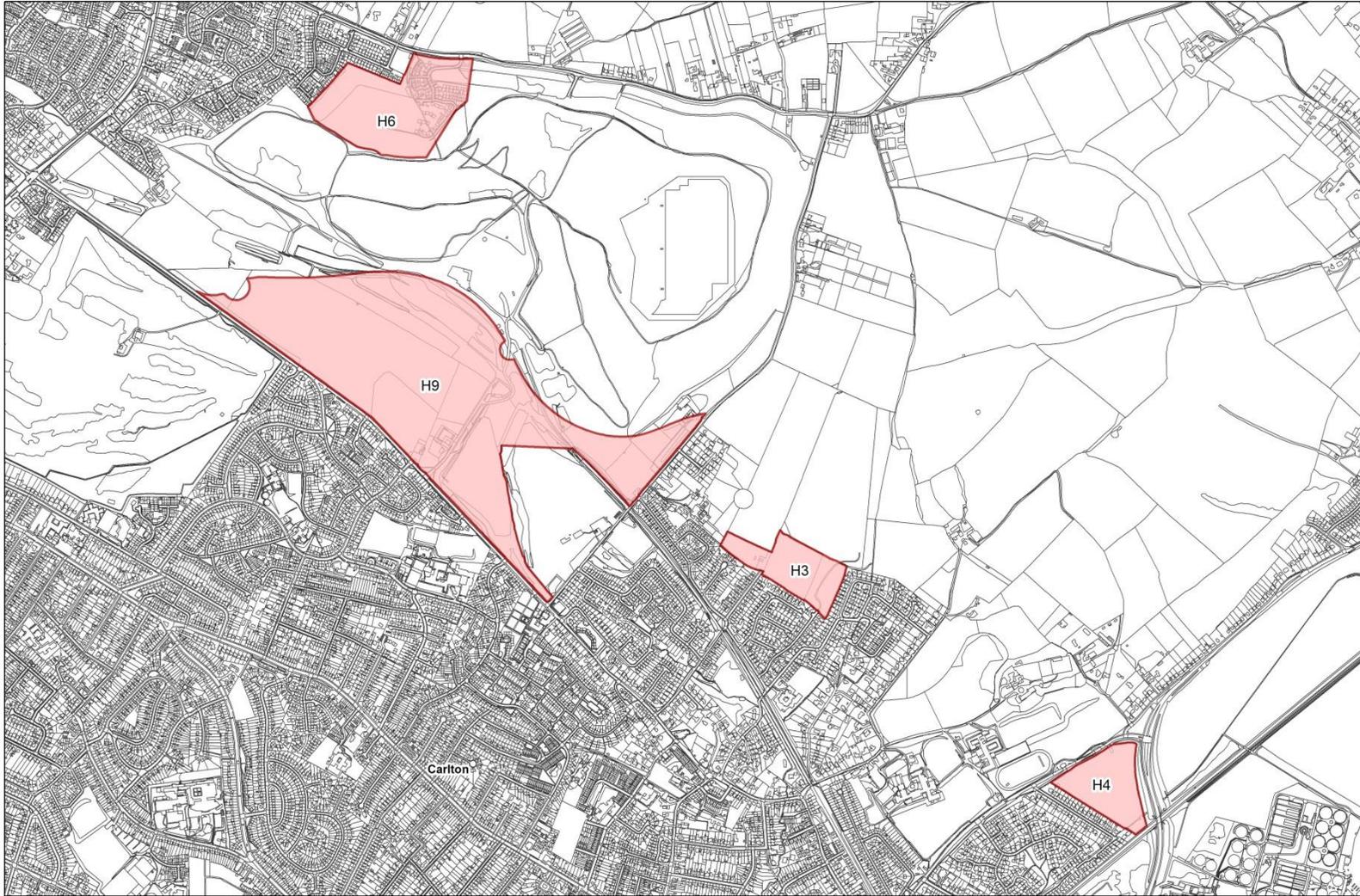


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Policy LPD 64  
 Urban Area - Arnold

 Housing Sites





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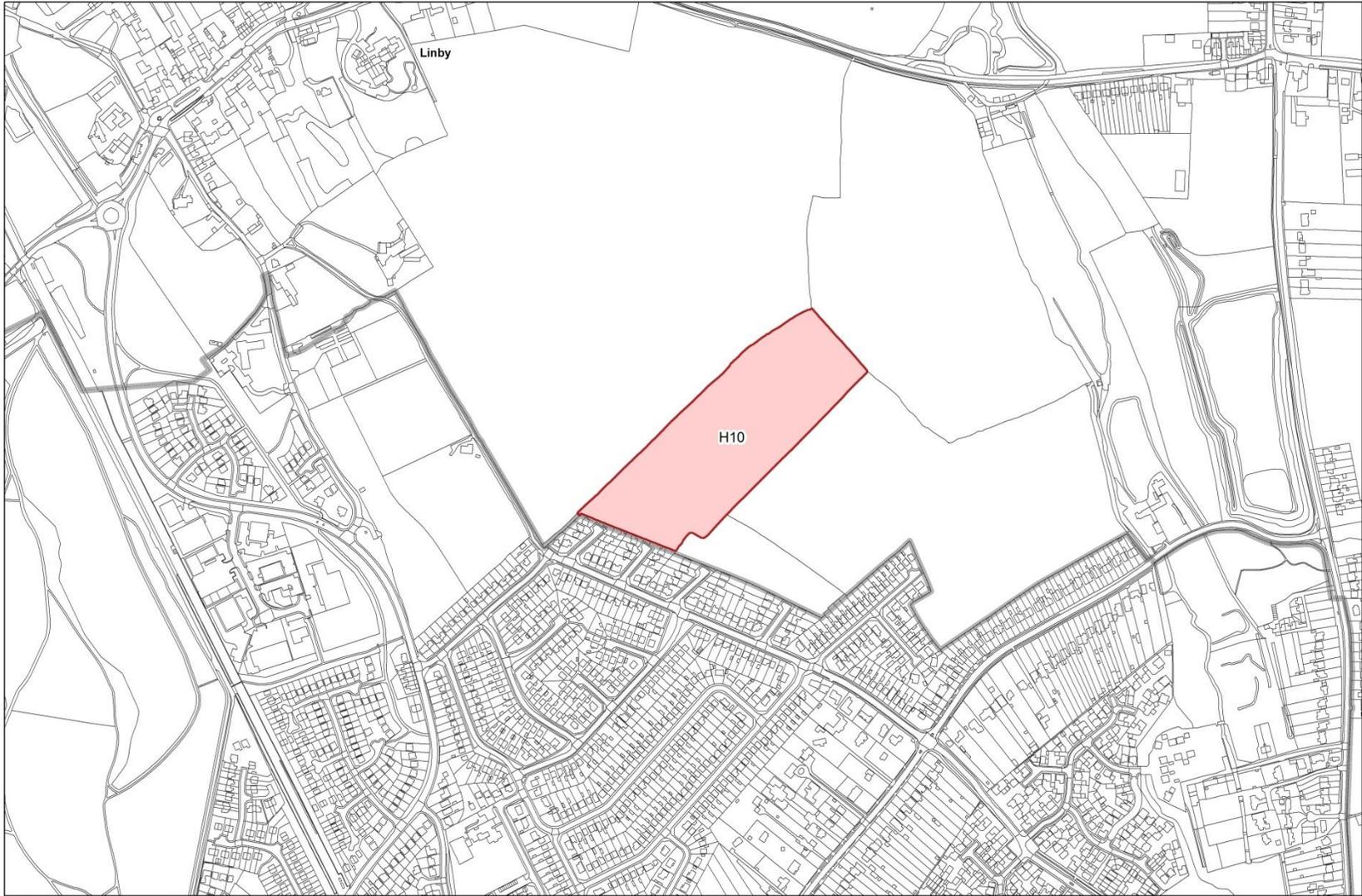


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Policy LPD 64  
Urban Area - Carlton

 Housing Sites





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Policy LPD 64  
Urban Area - Edge of Hucknall

-  Housing Sites
-  Borough Boundary



## Policy LPD 65 Housing Allocations - Bestwood Village

The following sites are allocated for residential development, as shown on the Policies Map:

- H11 - The Sycamores – 25 homes #
- H12 - Westhouse Farm – 210 homes
- H13 - Bestwood Business Park – 220 homes #

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

**4.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>47</sup> will be provided to meet local need only.

**4.2** Bestwood Village is a key settlement for growth in the Aligned Core Strategy and is located on the northern edge of the City of Nottingham between Bestwood and the Leen Valley Country Park. The village is a former mining settlement with the central part of the village comprising of terraced homes for former mine workers laid out in a traditional grid-iron fashion. These older terraced homes characterise the centre of the village which is a designated Conservation Area. To the north of the Conservation Area is more modern housing including both semi and detached suburban type housing. To the south of the Conservation Area is the former Bestwood Business Park which is part of the former colliery site part of which has recently been developed for housing. The village has good access to both Nottingham City and Hucknall with an hourly bus service and a tram stop within walking distance. The following services and facilities are located within the village:-

- general store;
- primary school;
- community centre; and
- social club, formerly the Miner's Welfare Club.

**4.3** The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the

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<sup>47</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

### **The Sycamores**

**4.4** The site is located on the eastern side of the village adjacent Moor Road. The site was formerly garden land and although greenfield is located within the settlement. The site has planning permission for 25 homes.

### **Westhouse Farm**

**4.5** Westhouse Farm is currently agricultural land and located on the northern edge of Bestwood Village. Access to the site is expected from Moor Road. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 63 affordable homes. A new primary school facility on a 1.5 ha plot is required on this site which should be located in a central position within the allocation and adjoin the existing settlement of Bestwood Village. Financial contributions towards primary and secondary school places are also required based on the pupil numbers generated by the development. There is no GP surgery in the village and patients currently use GP practices at Bestwood Rise Park and in Hucknall. It is anticipated that financial contributions will be required towards primary health care provision based on the standard multiplier.

**4.6** Part of the site immediately adjacent Moor Road is designated Safeguarded Land under the provisions of the Gedling Borough Replacement Local Plan (2005). This area is subject to a planning application for 101 homes which the Borough is minded to approve. The remainder of the housing allocation is located to the east so that it would be adjacent the existing urban edge and also adjoin the proposed school in the centre.

**4.7** Masterplanning work for Bestwood Village recommends that the area to the north along Moor Road is the preferred option for future development at Bestwood Village. In order to provide for possible longer term development needs beyond the plan period and due to the need to define the boundaries of the Green Belt using defensible boundaries the area immediately north of the housing allocation and adjacent to Moor Road will be removed from the Green Belt and designated Safeguarded Land. In respect of the land to the north east of the allocation, the Landscape and Visual Analysis 2015 recommends that this land which rises up to the ridgeline should form a landscape buffer. Consequently, the land to the north east should remain open and is not being removed from Green Belt.

### **Bestwood Business Park**

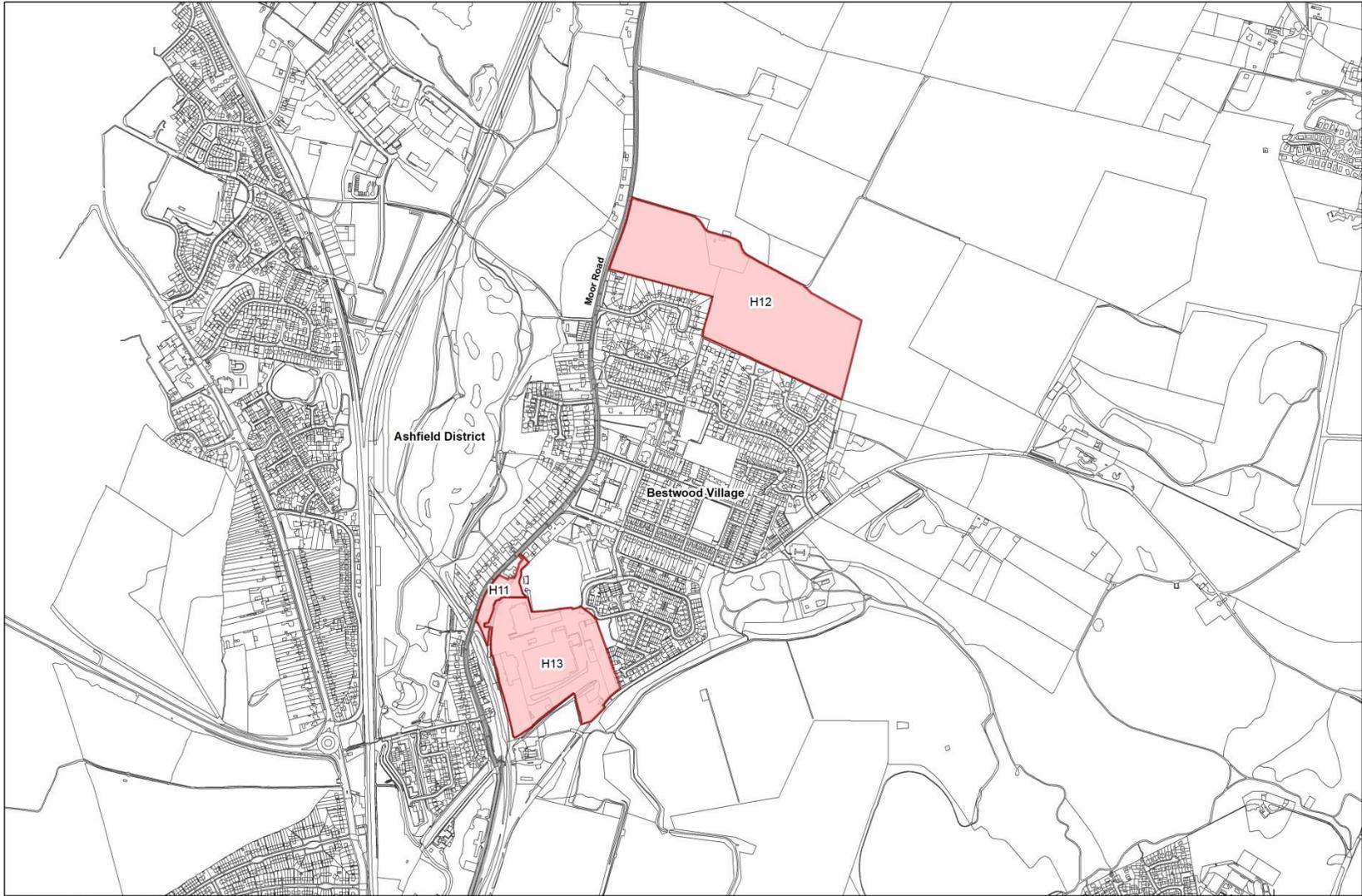
**4.8** Located within settlement boundaries of the village this brownfield site was formerly in employment use. The site was granted planning permission for 220 homes. Developer contributions towards primary school provision and health care have been secured through a Section 106 agreement.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 65	All sites delivered by 2028	Monitoring of site status



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Policy LPD 65  
Bestwood Village

 Housing Sites  
 Borough Boundary



# Policy LPD 66 Housing Allocations - Calverton

The following sites are allocated for residential development, as shown on the Policies Map:

- H14 - Dark Lane - 70 homes #
- H15 - Main Street - 75 homes
- H16 - Park Road - 390 homes
- X4 - Flatts Lane - 60 homes

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

## Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

**5.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>48</sup> will be provided to meet local need only.

**5.2** Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. As of the 2011 Census it had a population of 7,076 and 2,987 households. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development. Calverton has a good range of facilities compared to other similar sized settlements. These include:-

- a combined secondary school and leisure centre;
- an industrial estate;
- three primary schools; and
- a local centre including a library, small supermarket, doctors surgery and post office.

**5.3** The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. It has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt at Main Street and at Park Road

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<sup>48</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

to allow residential development and provide Safeguarded Land for future development beyond the plan period (see Policy LPD 16: Safeguarded Land).

**5.4** Mitigation measures will be required in relation to the Flatts Lane, Main Street and Park Road sites in order to avoid the likelihood of a significant effect on the prospective Sherwood Forest Special Protection Area, as identified in the Habitat Regulations Assessment. Mitigation will include the provision of green infrastructure and visitor management and a further assessment of potential effects.

### **Dark Lane**

**5.5** The Dark Lane site was allocated in the Gedling Borough Replacement Local Plan (2005) for 110 homes and a Development Brief was prepared and adopted as an SPD in July 2008. Prior to this the site had been agricultural land although had not been used as such for a number of years. Planning permission was granted for the site in November 2012 which reduced the number of homes to 72 due to changes to the adjacent Conservation Area in the period after the site was originally allocated. Through the s106 agreement for the planning permission contributions were secured for open space, primary health care and affordable housing. At the time of writing the site is under construction.

### **Main Street**

**5.6** This site is located to the west of Calverton close to the junction between Main Street and Hollinwood Lane and is currently used for grazing. Access to the site would be from Main Street. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 15 affordable homes. Contributions would also be expected towards education, health and open space.

### **Park Road**

**5.7** 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 and Collyer Road. An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide 78 affordable homes. Contributions would also be expected towards education, health and open space.

### **Flatts Lane**

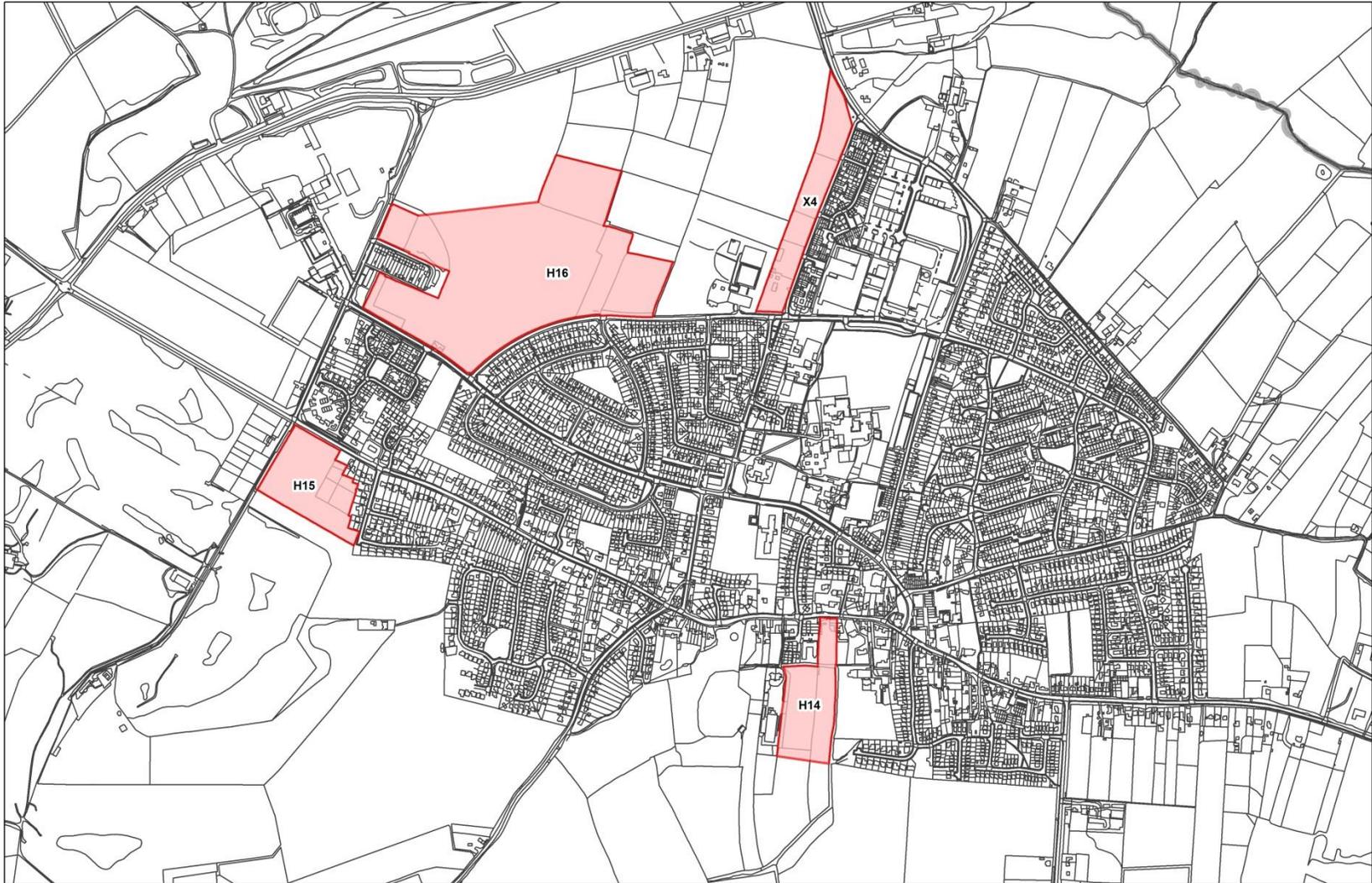
**5.8** This site is located to the north-west of Calverton and is currently agricultural land. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. The northern field of the allocation, aligning with the northernmost junction of James Drive, should be left open as a landscape buffer in order to minimise landscape and visual impact. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver 12 affordable homes. Contributions would be expected towards education, health and open space.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 63: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 66	All sites delivered by 2028	Monitoring of site status



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Policy LPD 66  
Calverton

- Housing Sites
- Borough Boundary



## Policy LPD 67 Housing Allocations - Ravenshead

The following sites are allocated for residential development, as shown on the Policies Map:

- 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

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

### Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

**6.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>49</sup> will be provided to meet local need only.

**6.2** Ravenshead is identified as a Key Settlement for growth in the Aligned Core Strategy and is located about 8 miles north of Arnold along the A60 and some 5 miles south of Mansfield. The 2011 Census records the population of Ravenshead as 5,588 and 2,465 households. Ravenshead is the entrance to the Newstead Abbey Park which is located to the west of the settlement. The character of the settlement is divided between the areas to the west of the A60 which reflects the more rural Newstead Abbey Park with detached houses set within large plots containing mature landscaping to the more typical urban form to the east of the A60. Ravenshead has a good range of facilities including:-

- two primary schools; and
- a local centre, including a library, small supermarket, pharmacy and post office.

**6.3** The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Ravenshead. In some cases, it has been considered that there were the exceptional

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<sup>49</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

circumstances required to amend the boundary of the Green Belt allowing residential development.

### **Longdale Lane A**

**6.4** Located to the south east edge of Ravenshead, Longdale Lane site A comprises 1.36 ha and forms part of an area of land that was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). As Safeguarded Land the site is sequentially preferable to Green Belt land under the requirements of Aligned Core Strategy Policy 2 which sets out a sequential approach to site selection, firstly land within built up areas followed by other land not within Green Belt including Safeguarded Land and finally Green Belt land on the edge of settlements. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site - Longdale Lane C which has planning permission. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

### **Longdale Lane B**

**6.5** This site adjoins the southern boundary of Longdale Lane C and fronts onto Longdale Lane. At 0.89 ha this site which is currently a ploughed field has capacity to accommodate 30 homes. The site adjoins a woodland Tree Preservation Order which is also a Local Wildlife Site and in the same ownership as the housing allocation. It will be necessary to ensure that mitigation measures are in place to protect the Local Wildlife Site from disturbance due to the development through an appropriate management plan and for the provision of other mitigation measures including for example, wildlife corridors and potential to provide compensatory habitat on part of the site.

**6.6** The site is allocated for 30 homes with access possible from Longdale Lane which will require a footpath to be provided along its frontage to connect with the existing footway. Based on the Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

### **Longdale Lane C**

**6.7** This 2.3 ha site was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) along with Longdale Lane site A above. However, this site was granted planning permission in October 2014 for 70 homes. Through the section 106 agreement contributions were secured for open space, primary and secondary education school places and affordable housing with some nine affordable provided plus an offsite contribution towards 12 more affordable homes elsewhere in the Borough.

## Kighill Lane A

**6.8** This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane and there potentially may be scope to achieve access through the adjoining housing allocation H18. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver six affordable homes. Contributions would be expected towards education, health and open space.

## Kighill Lane B

**6.9** This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane and there potentially may be scope to achieve access through the adjoining housing allocation H17. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD (adopted 2009), the site would be expected to deliver nine affordable homes. Contributions would be expected towards education, health and open space.

## Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

## Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 67	All sites delivered by 2028	Monitoring of site status



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Policy LPD 67  
 Ravenshead

- Housing Sites
- Borough Boundary



# Policy LPD 68 Housing Allocations - Burton Joyce

The following sites are allocated for residential development, as shown on the Policies Map:

- H20 - Mill Field Close – 20 homes #
- H21 - Orchard Close – 15 homes

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

## Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

**7.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at ‘other villages’<sup>50</sup> will be provided to meet local need only.

**7.2** Burton Joyce is identified as an ‘other village’ in the Aligned Core Strategy where housing is to meet local need only. At the 2011 Census the Parish of Burton Joyce had a population of 3,389 people and 1,512 households. Over time Burton Joyce has spread along the A612 and valleys to the north; ribbon development has caused significant issues with coalescence with the urban area. Burton Joyce adjoins the borough boundary with Newark & Sherwood District and the village of Bulcote functionally forms part of the settlement. There are a range of facilities in Burton Joyce including a local centre, primary school and train station with trains to Nottingham and Lincoln.

**7.3** The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Burton Joyce. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

## Mill Field Close

**7.4** The site is located between Nottingham Road (A612) and the railway line to the south. The site was removed from the Green Belt in 2005 and safeguarded for future

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<sup>50</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

development. The site was granted planning permission for 23 homes in March 2017.

### Orchard Close

**7.5** 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. 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 focusing on surface water flooding is required at the detailed planning stage to ensure the development does not increase the risk of flooding elsewhere.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 68	All sites delivered by 2028	Monitoring of site status



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### Policy LPD 68 Burton Joyce

-  Housing Sites
-  Borough Boundary



## Policy LPD 69 Housing Allocations - Newstead

The following site is allocated for residential development, as shown on the Policies Map:

- H22 - Station Road – 40 homes

### Notes:

**Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.**

**8.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at 'other villages'<sup>51</sup> will be provided to meet local need only.

**8.2** Newstead is one of the settlements identified by the Aligned Core Strategy as an 'Other Village' where new homes will be provided to meet local need only. As of the 2011 Census, the parish of Newstead had a population of 1312 people and 548 households. Newstead has a limited range of facilities but includes a train station and primary school together with the community facilities located on Tilford Road. A community run country park is located to the north east of Newstead on the former colliery spoil heap and provides a range of activities.

**8.3** The site identified in Policy LPD 70 has been allocated following a site selection process. This process considered a number of sites both within and adjacent to Newstead. The Station Road site is located to the east of Newstead adjacent to the train station. It has been an allocated housing site for a number of years having previously been sports fields. It is expected that the site will provide 4 affordable homes and 0.16 ha of open space. Contributions would also be expected towards education and health.

**8.4** Access to the site is, at present, unclear but it is considered that the need for homes and regeneration in Newstead means that the site should be allocated. However, the homes allocated on site will not count towards achieving the objectively assessed housing need for the Borough as set out in Policy LPD 63 (Housing Distribution).

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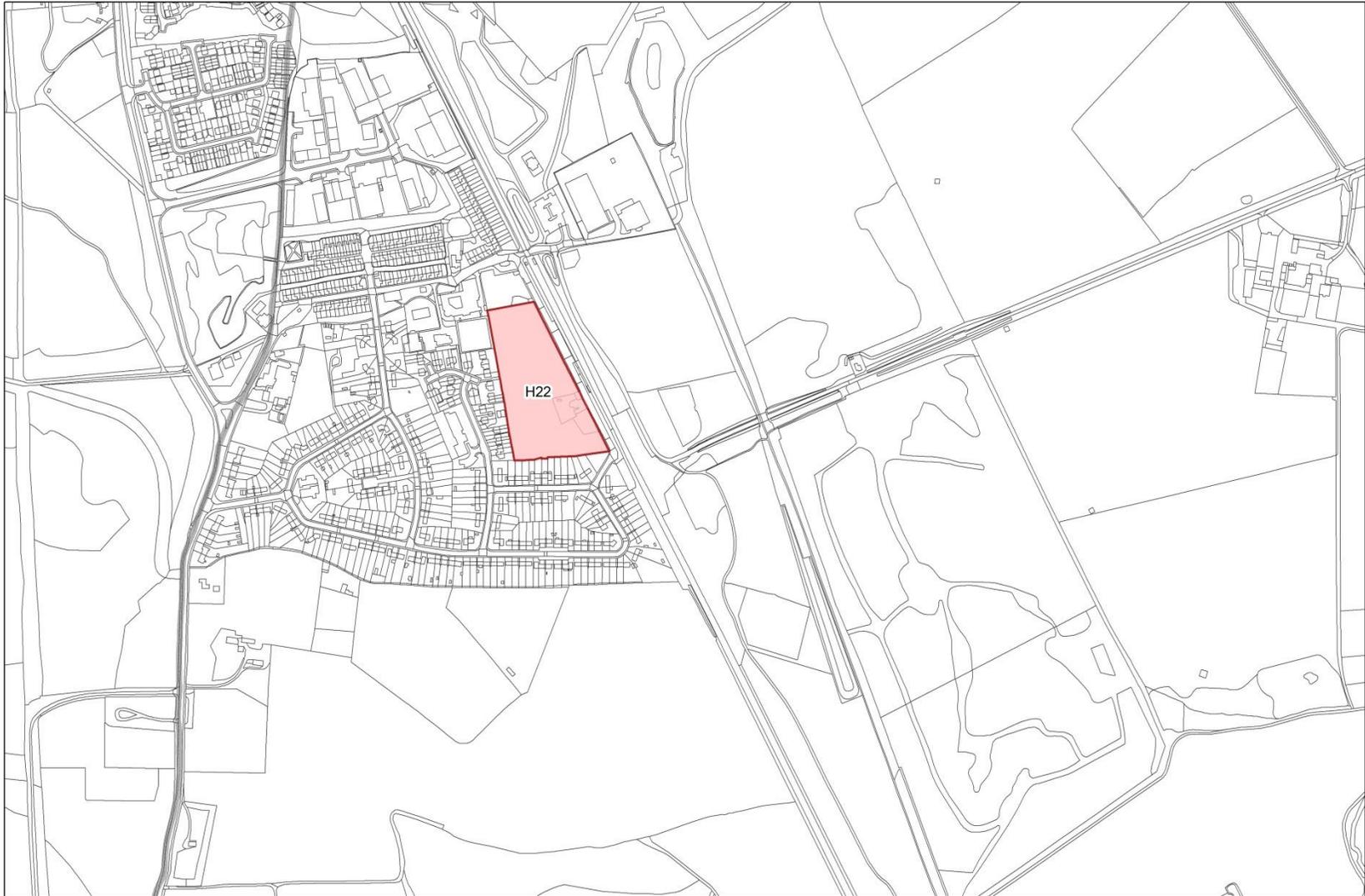
<sup>51</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

### Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

### Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the site allocated in Policy LPD 69	Site delivered by 2028	Monitoring of site status



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### Policy LPD 69 Newstead

-  Housing Sites
-  Borough Boundary



## Policy LPD 70 Housing Allocations - Woodborough

The following sites are allocated for residential development, as shown on the Policies Map:

- H23 - Ash Grove – 10 homes #
- H24 - Broad Close – 15 homes

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

### Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

**9.1** Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed 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 three settlements identified as key settlements for growth. Finally, growth at ‘other villages’<sup>52</sup> will be provided to meet local need only.

**9.2** Aligned Core Strategy Policy 2.3 d) provides for up to 260 homes to be located within the ‘other villages’ which includes Woodborough which is a large village located to the east of the Borough about 1.5 miles south of Calverton. Woodborough has a population of almost 1,900 people and 900 households. Community facilities include:-

- a primary school; and
- village hall.

**9.3** The village developed along the valley bottoms with the older part of the village having a traditional linear form much of which is located within the Conservation Area that runs broadly east west along Main Street. More modern housing estates surround this traditional linear form. The eastern end of the village has a more compact built up form with the western part of the village being more open in character.

**9.4** The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Woodborough. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

<sup>52</sup> Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

## Ash Grove

**9.5** Located off Roe Hill on the northern side of Woodborough this 0.89 ha site has planning permission for 12 dwellings which has been rounded down to 10 for the purposes of site allocation. The site is accessed from Ash Grove leading onto Roe Hill.

## Broad Close

**9.6** This site is located on the northern side of Woodborough and is 0.75 ha in size and allocated for 15 dwellings and anticipated to deliver from 2017/18. Based on the Affordable Housing SPD the site would be expected to provide five affordable homes. The site has access to Roe Hill via Broad Close. The site will need to incorporate appropriate sustainable drainage systems to limit any surface water runoff. Contributions towards primary and secondary school provision based on the pupil numbers generated by the development are likely to be required. Contributions to primary health care facilities elsewhere in the Borough may also be sought. Given the small scale nature of the site an offsite contribution towards public open space in the village is likely to be required.

## Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 63: Housing Distribution

## Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 70	All sites delivered by 2028	Monitoring of site status



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### Policy LPD 70 Woodborough

-  Housing Sites
-  Borough Boundary



## Policy LPD 71 Employment Allocations

The following site is allocated for employment-led mixed use development as shown on the Policies Map:

- E1 - Gedling Colliery – 5 hectares

The following sites are allocated for employment development (B1, B2, and B8 Uses) as shown on the Policies Map:

- E2 - Hillcrest Park – 1 hectare;
- E3 - Top Wighay Farm – 8.5 hectares; and
- E4 - Teal Close – 7 hectares \*.

\* site has outline planning permission for B1, B2 and B8 uses.

**10.1** 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 71 allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.

### Gedling Colliery

**10.2** 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.

**10.3** The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognises that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink, such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).

**10.4** 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.

**10.5** 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.

### **Hillcrest Park**

**10.6** 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 the Key Settlement of Calverton where significant housing growth is planned and also contribute towards meeting the Borough Council's overall employment land requirements.

### **Top Wighay Farm**

**10.7** 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.

**10.8** 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 71 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.

### **Teal Close**

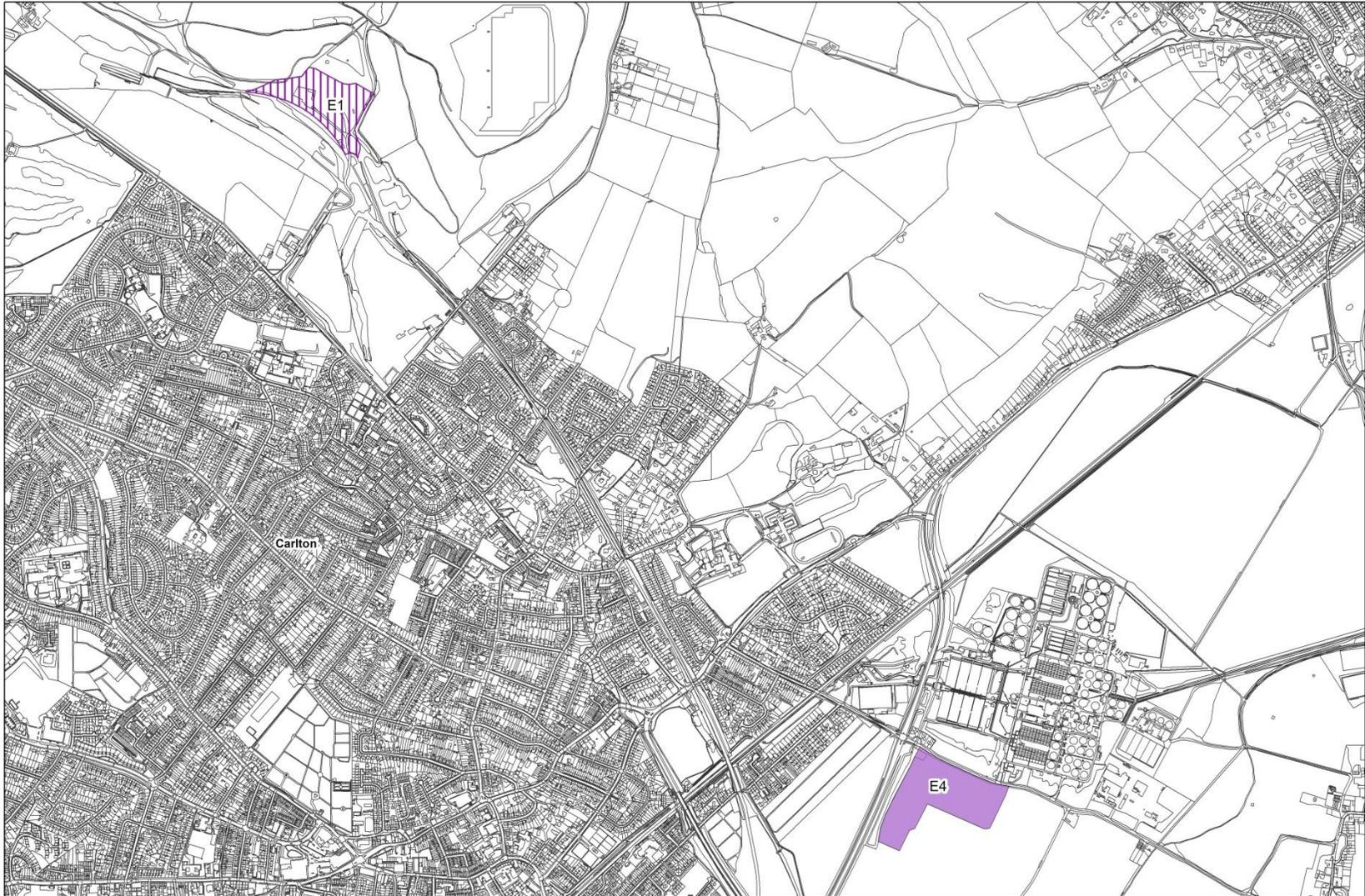
**10.9** The Aligned Core Strategy allocates a strategic site at Teal Close which includes significant economic development in line with Policy 4 of the Aligned Core Strategy. Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD 71 allocates site E4 at Teal Close amounting to 7 hectares for employment development.

## Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development

## Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 71	All sites delivered by 2028	Monitoring of site status



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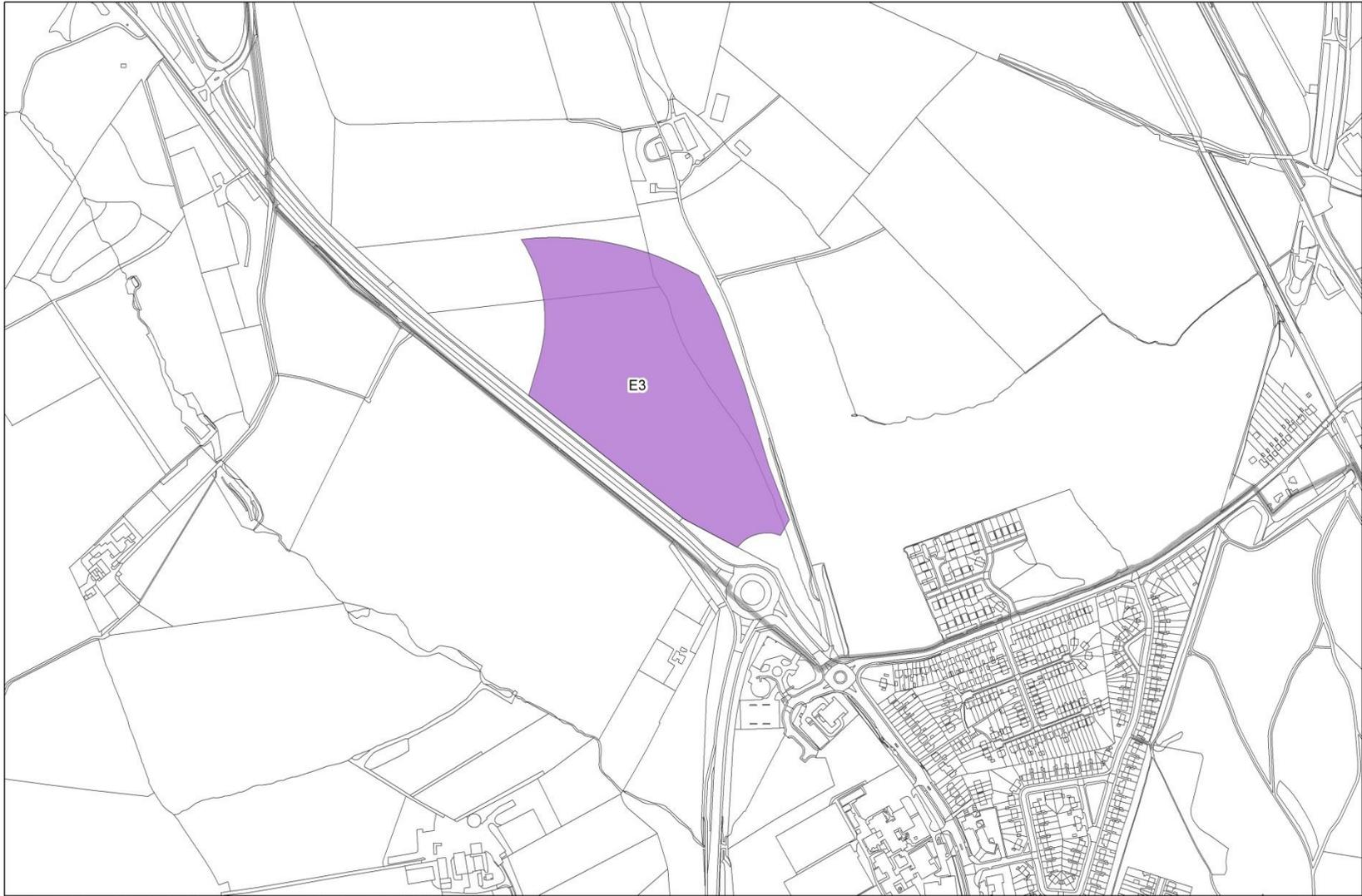


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New Policy  
 Urban Area - Carlton

- Employment Sites
- Employment-led Mixed Use





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**New Policy**  
**Urban Area - Edge of Hucknall**

- Employment Sites
- Borough Boundary





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### New Policy Calverton

-  Employment Sites
-  Borough Boundary





## **Part C: Policies Map**

The Policies Map shows site allocations and the areas to which site specific policies apply.

Click on the link [here](#) to view the interactive Policies Map.



## **Part D: Appendices**

# Appendix A – Local Planning Document Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311	174	198												1506
Urban area - planning permissions							183	91	54	48	24	3						403
Urban area - ACS and LPD allocations							91	285	409	507	575	428	340	285	178	155	55	3308
Urban area - sites below threshold							5	5	18	23	21							72
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations							2	60	90	165	192	120	100	100	100	100	100	1129
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions							6	3		7								16
Bestwood Village - LPD allocations								33	33	35	25	60	62	62	71	37	37	455
Bestwood Village - sites below threshold																		0
Calverton - planning permissions							31	22	3	3	1	1	2					63
Calverton - LPD allocations								68	123	123	68	50	50	50	50	15		597
Calverton - sites below threshold																		0
Ravenshead - planning permissions							12	5	5	1								23
Ravenshead - LPD allocations								66	50	35	10							161
Ravenshead - sites below threshold																		0
Other villages - planning permissions							7	22	15	8	9							61
Other villages - LPD allocations							1	36	18				2	2	2	2	2	65
Other villages - sites below threshold																		0
Windfall allowance												40	40	40	40	40	40	240
Total Projected Completions (net)							338	696	818	955	925	702	596	539	441	349	234	6593
Cumulative Completions	275	502	823	1134	1308	1506	1844	2540	3358	4313	5238	5940	6536	7075	7516	7865	8099	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	-512	-754	-856	-640	-302	173	618	840	1006	1115	1126	1045	849	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	541	523	487	420	335	262	179	58	-133	-615	-849
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

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

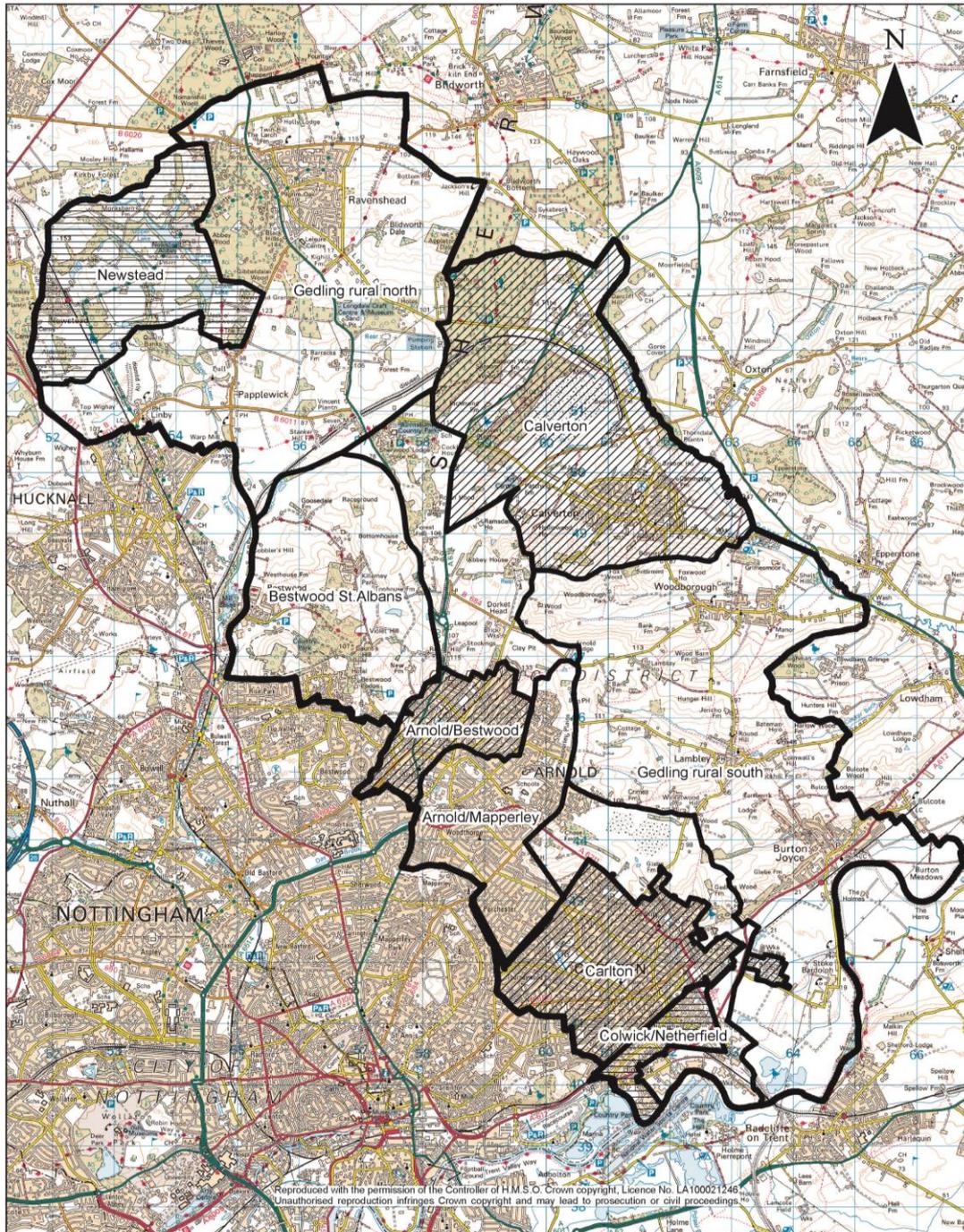
## **Appendix B – Mature Landscape Areas and Landscape Character Areas**

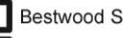
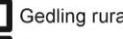
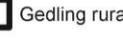
This table lists out the formerly designated Mature Landscape Areas, the Landscape Character Areas and the policy zones within which they fall.

Former MLA	Location	Landscape Character Area	Policy Zone	Landscape Analysis		Landscape strategy
				Landscape Condition	Landscape Character	
Bestwood	Covers a large part of Bestwood Country Park	Sherwood	Bestwood Wooded Farmlands (SH41)	Moderate	Low	Create and reinforce
Blidworth	Only part within Gedling Borough between Ravenshead and Blidworth.	Sherwood	Blidworth Wooded Estate Lands (SH46)	Very good	Moderate	Conserve
Burnstump	Located between A60 and A614 north of Leapool Island	Sherwood	Papplewick Wooded Estate Lands (SH03)	Good	Moderate	Conserve and reinforce
Calverton East	East of Calverton	Sherwood	Calverton Village Farmlands (SH42)	Moderate	Moderate	Conserve and create
Dorket Head Fields	East of Dorket Head	Mid-Nottingham shire Farmlands	Dumbles Rolling Farmland (MN45)	Good	Strong	Conserve
Epperstone and Lowdham	Straddles Dover Beck part in Gedling Borough.	Mid-Nottingham shire Farmlands	Woodborough Sloping Farmland (MN44)	Good	Strong to moderate	Conserve and enhance
Kirkby Forest Golf Course	Predominantly within Ashfield District encompassing Hollinwell Golf course	Sherwood	Kirkby Forest Wooded Farmland (SH45)	Very good	Moderate sensitivity	Conserve
Lambley Burton Joyce	East of Mapperley Plains to East of Lambley plus north of Nottingham Road, West of Burton Joyce	Mid-Nottingham shire Farmlands	Dumbles Rolling Farmland (MN45)	Good	Strong	Conserve
Newstead	Centred around Newstead Abbey	Sherwood	Newstead Abbey Wooded Estates (SH44)	Very good	High sensitivity	Conserve

Former MLA	Location	Landscape Character Area	Policy Zone	Landscape Analysis		Landscape strategy
				Landscape Condition	Landscape Character	
Oxton Bogs	Narrow Valley feature with a linear series of ponds along Dover Beck between Oxton Bypass and Calverton.	Sherwood	Oxton Bogs River Meadowland (SH01)	Moderate	Moderate	Restore and create
Papplewick	From Strawberry Hill Plantation to Grange Farm, including Papplewick Hall, St James Church and Castle Mill Farm	Part Sherwood and part Magnesium Limestone	Papplewick Wooded Estate Lands (SH03), Linby Wooded Farmland (ML18) and River Leen Corridor (ML17)	SH03 – Good  ML18 - Moderate  ML17 - Moderate	SH03 - Moderate  ML18 - Moderate  ML17 - Moderate	SH03 - Conserve and Reinforce  ML18 and ML17 - Enhance

# Appendix C – 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

# **Appendix D – Requirement for Parking Provision in Residential and Non-Residential Development**

## **Requirement for Parking Provision - Residential Standards**

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

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

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

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

### **Development of 6 or more dwellings**

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

## Flats

	Allocated	Unallocated
1 bedroom	0	0.8
	1	0.4
2 bedrooms	0	0.8
	1	0.4
	2	0.2

\*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.

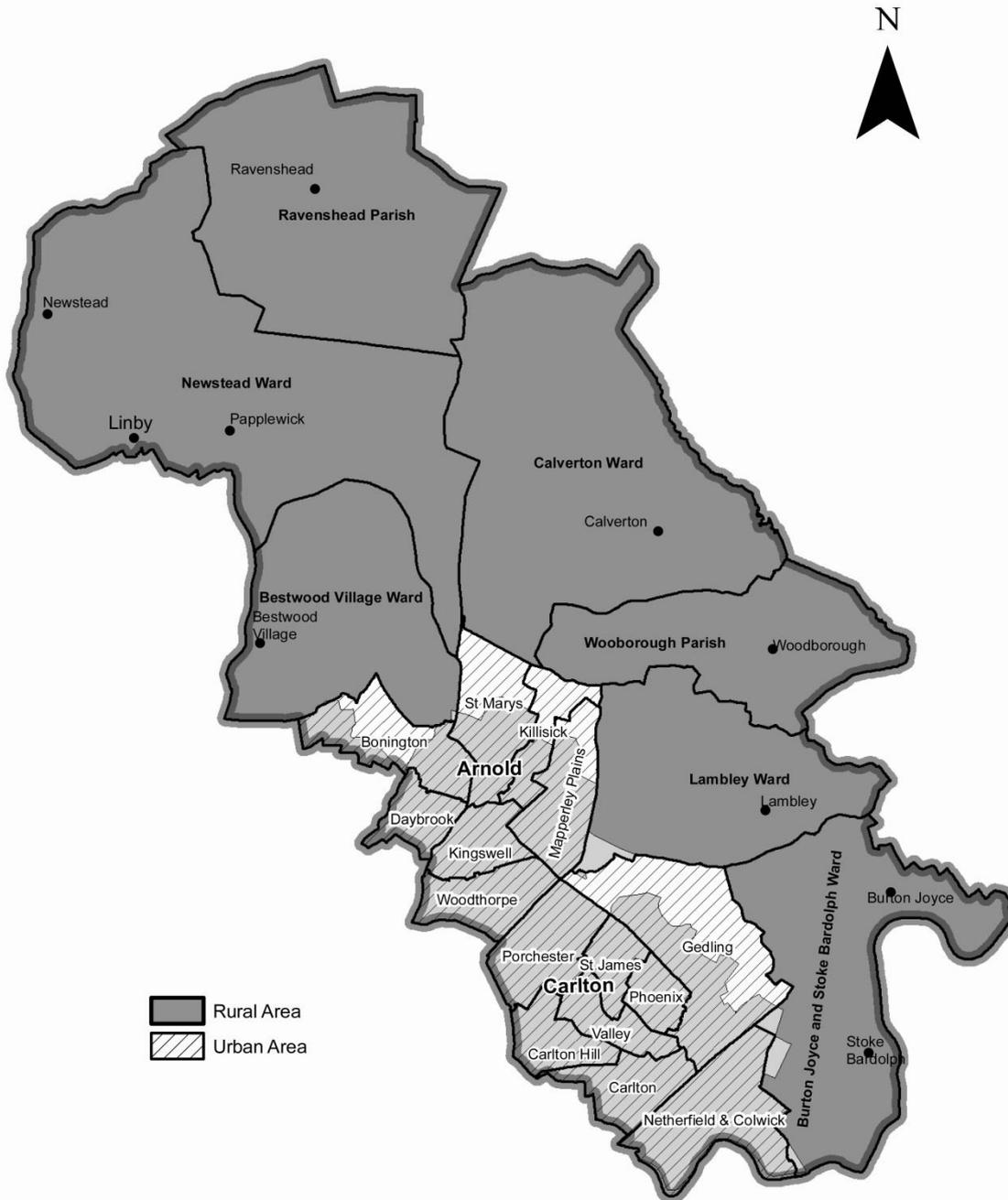
It is not intended that the guidance given is regarded as definitive; it is recognised that there are circumstances that require a departure and this will be addressed through negotiations involving the planning authority and the highway authority. For example where:-

- 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)



## **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 m<sup>2</sup>**

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:-

Length	5.0 metres
Width	2.4 metres
Headroom	2.0 metres

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

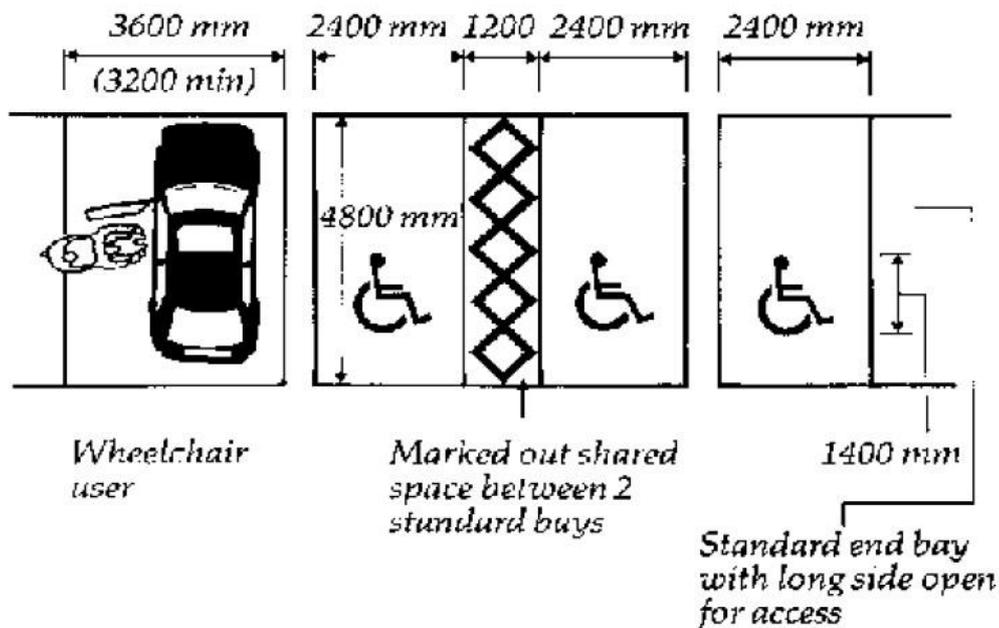
Where 50 or more car parking spaces are to be provided, a reduction in length to 4 metres may be permitted in up to 10% of parking bays which will then be for the use of small cars only.

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:

<b>LAND USE CLASS</b>	<b>STANDARD</b>
Classes A1 and A3 (Shops, food and drink)	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.  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.
Classes A2 and B1 (Financial and professional services, light industry and offices)	1 space for every 400 sq. metres gross to be under cover and secure. Customer parking to be provided on merit.
Classes B2 to B8 (General and Special Industry)	1 space for every 400 sq. metres gross to be under cover and secure.
Class C3 (Dwelling Houses) High density development, e.g. flats with common facilities	1 space per 5 dwellings to be under cover and secure.
Classes D1 and D2 (Non-residential institutions, assembly and leisure)	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.

## **Appendix E – Local Interest Buildings**

The table below shows the list of Local Interest Buildings as identified in the Gedling Borough Replacement Local Plan (2005). In the period prior to the review of locally important heritage assets the heritage assets on this list will be treated as such and Policy LPD 31 (Locally Important Heritage Assets) used to determine planning applications. In some cases, however, the significance of these assets may have reduced over time to a level which means they no longer warrant protection. Whether this is the case will be assessed on a case by case basis.

<b>Locally Important Heritage Asset</b>	<b>Location</b>	<b>In Conservation Area?</b>
18 Calverton Road	Arnold	No
Daybrook Laundry, Mansfield Road	Arnold	No
Arnot Hill Lodge, Nottingham Road	Arnold	No
Walled Garden, Ramsdale Park	Arnold	No
Bestwood Hotel, Park Road	Bestwood	Yes
British Coal Offices, Park Road	Bestwood	Yes
St. Marks Church and adjoining cemetery, The Mount	Bestwood	Yes
Commemoration Cross, Bestwood Lodge	Bestwood	No
Dukes Cottages, Mansfield Road	Bestwood	No
21-56 Park Road	Bestwood	Yes
1-4 St Albans Road	Bestwood	Yes
2-20 The Square	Bestwood	Yes
35-37 Crifin Road	Burton Joyce	No
28 Lambley Lane	Burton Joyce	No
Dumble Cottage, 74 Lambley Lane	Burton Joyce	No
Beaconsfield House, 2 Main Street	Burton Joyce	No
4 Main Street	Burton Joyce	No
57 Main Street	Burton Joyce	No
Old School, Main Street	Burton Joyce	No
Carnarvon Reading Rooms, Main Street	Burton Joyce	No
Woodlands, 145 Main Street	Burton Joyce	No
GP Mills Store, 97 Main Street	Burton Joyce	No
Waterworks House, Shaftsbury Avenue	Burton Joyce	No
Waterworks, Shaftsbury Avenue	Burton Joyce	No
5 St. Helens Grove	Burton Joyce	No
United Reform Church, Lambley Lane	Burton Joyce	No
Beanford Farm Barns, Beanford Lane	Calverton	No
Borrowside Farm Barns, Bonner Hill	Calverton	No
Old Church School, Burnor Pool	Calverton	Yes
20 Burnor Pool	Calverton	Yes
24 Burnor Pool	Calverton	Yes
71-75 Crookdole Lane	Calverton	No
Weavers Cottage, 5 Main Street	Calverton	Yes
6 Main Street	Calverton	Yes
Barns, rear 18 Main Street	Calverton	Yes

Locally Important Heritage Asset	Location	In Conservation Area?
Yew Tree Cottage, 41 Main Street	Calverton	Yes
133 Main Street/4 Woods Lane	Calverton	Yes
Barns at 145 Main Street	Calverton	Yes
Old Labray School, Main Street	Calverton	Yes
Old School House, Main Street	Calverton	Yes
The Pines, 166 Main Street	Calverton	Yes
Baptist Chapel, The Nook	Calverton	Yes
Calverton Pinfold, Main Street	Calverton	Yes
3 Chandos Street, Netherfield	Carlton	No
St. James Church, Marshall Hill Drive	Carlton	No
Railway Air Shaft, Arnold Lane/Mapperley Plains	Carlton	No
Riverside Road/ 28 Mile End Road	Carlton	No
Drinking Fountain, Arnold Lane/Main Road	Carlton	No
Brook Cottage, 26 Arnold Lane	Carlton	No
The Nook, Blackhill Drive	Carlton	No
Horse Troughs, Main Road	Carlton	No
Glebe Farm, Lambley	Carlton	No
38 Shearing Hill	Carlton	No
Dovecote, Dovecote Farm, 2 Willow Lane	Carlton	No
Farmhouse, Willow Lane	Carlton	No
Gedling Manor, Wood Lane	Carlton	No
Railway Crossing House, Stoke Lane	Carlton	No
24 Church Street	Lambley	Yes
School room, Church Street	Lambley	Yes
Woodlark Inn, Church Street	Lambley	Yes
45 Main Street	Lambley	Yes
Little Dumble, 62 Main Street	Lambley	Yes
Methodist Church, Main Street	Lambley	Yes
88 Main Street	Lambley	Yes
98/100 Main Street (Brandreth's shop)	Lambley	Yes
Village Scene, Main Street	Lambley	Yes
Pill Box, Corner of Nottingham Road/Mapperley Plains	Lambley	No
23-29 Main Street	Lambley	Yes
28 Church Lane	Linby	Yes
Outbuildings and cottage to Sherwood House, Main Street	Linby	Yes
Cottages adjacent Papplewick Pumping Station	Papplewick	No
Dovecote, Forest Farm	Papplewick	No
Gateway to Papplewick Hall, Blidworth Way	Papplewick	Yes
Wheelwrights Cottage, 30 Main Street	Papplewick	Yes
Westview farmhouse and adjoining outbuildings, 46 Main Street	Papplewick	Yes
4,5,6,7 St. Lukes Way	Stoke Bardolph	No

Locally Important Heritage Asset	Location	In Conservation Area?
21 Stoke Lane and outbuildings	Stoke Bardolph	No
22 Stoke Lane	Stoke Bardolph	No
27 and 28 Stoke Lane	Stoke Bardolph	No
35 and 36 Stoke Lane	Stoke Bardolph	No
Stoke House, Stoke Lane	Stoke Bardolph	No
St. Lukes Church, Stoke Lane	Stoke Bardolph	No
Ferry Boat Inn	Stoke Bardolph	No
18-30 Bank Hill	Woodborough	Yes
Old School, Lingwood Lane	Woodborough	Yes
Old Vicarage and outbuildings, Lingwood Lane	Woodborough	Yes
Woodborough Manor, Main Street	Woodborough	Yes
The Old Post House, 101 Main Street	Woodborough	Yes
Punch Bowl House, 111 Main Street	Woodborough	Yes
143-145 Main Street	Woodborough	Yes
153 Main Street	Woodborough	Yes
161 Main Street and adjacent barns	Woodborough	Yes
173,175,179,181, 185 Main Street	Woodborough	Yes
Bank Farm, Bank Hill	Woodborough	No

## **Appendix F – Glossary of Terms and Abbreviations**

**Adoption:** The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

- Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
- Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

**Aligned Core Strategy:** The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision.

**Appropriate Assessment:** A stage in a Habitats Regulations Assessment (see definition below) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

**Article 4 Direction:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation

(HMOs).

**Authority Monitoring Report (AMR):** A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

**Biodiversity:** The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

**Biodiversity Action Plan:** An internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

**Biodiversity Offsetting:** Biodiversity Offsetting is a process by which conservation activities designated to deliver biodiversity benefits in compensation for losses are delivered. Using the Biodiversity Offsetting approach means that a developer employs a standardised formula to calculate the number of “biodiversity units” to be lost as a result of development, based on the habitat(s) affected, the condition and the extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.

**Brownfield Land:** A general term used to describe land which has been previously developed or built upon (See Previously Developed Land).

**Building for Life:** Sets out a national standard for well-designed homes and neighbourhoods.

**Building Regulations:** Building Regulations ensure the health and safety of all people in and around buildings by providing functional requirements for building design and construction, as well as promoting energy efficiency in buildings.

**Census of Population:** A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

**Change of Use:** A change of use occurs when the use of land or premises changes from one Use Class to another (eg shop to residential).

**City Centre:** This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

**Clean Air Zone:** Where certain types of vehicles cannot enter without meeting set emission standards or facing a penalty charge.

**Climate Change:** Long term changes in temperature, precipitation, wind and all other aspects of the earth’s climate. It is often regarded as a result of human activity and fossil fuel consumption.

**Coalescence:** The merging or coming together of separate towns or villages to form a single entity.

**Code for Sustainable Homes:** Former National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable. The Code has now been replaced by the National Housing Standards.

**Community Infrastructure Levy (CIL):** A standard charge levied by Councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of S106 agreements by April 2015 (see Section 106 Agreement).

**Comparison Goods:** Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

**Compulsory Purchase Order (CPO):** Compulsory purchase powers enable acquiring authorities to compulsorily purchase land to carry out a function which is in the public interest. Anyone who has land acquired is generally entitled to compensation.

**Conservation:** (for heritage policy). The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area:** An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Conurbation:** A large densely populated urban area formed by the coalescence of individual town and cities.

**Convenience Goods:** Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

**Conversion:** where a change takes place within a Use Class. For example, converting a house to flats. (For clarification, the term 'barn conversion' is a change of use for planning purposes).

**Custom Build Housing:** Custom build housing is housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with a specialist developer.

**Demand Management:** Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel

behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

**Density:** The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses.

**Department for Transport (DfT):** The Government department responsible for the English transport network and a limited number of transport matters in Scotland, Wales and Northern Ireland which are not devolved.

**Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP):** The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also Local Enterprise Partnership.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

**Development Management:** Development management describes the range of activities and interactions that together transform the “control of development and the use of land” into a more positive and proactive process.

**Development Plan:** This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Document:** A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

**District Centres:** These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

**District Heating:** A system for distributing heat generated in a central location for residential and commercial heating requirements, such as space heating and water heating.

**Economic Development:** Development, including that within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Edge of Centre:** (As defined within the NPPF) For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500

metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employment Land / Use / Development:** Encompasses B1, B2 and B8 Use classes (B1 Business, B2 General industrial Use, B8 Storage or distribution), together with 'sui generis' uses of a similar nature which are suitably located on employment sites. Examples of sui generis uses which may be appropriate include motor workshops, sorting offices, waste management development etc. The nature of the site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis use.

**Employment Sector:** One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

**Enabling Development:** Development that would usually be considered harmful to the historic environment but may be deemed acceptable because the resulting benefits outweigh the harm.

**Enterprise Zones:** An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy.

**Environmental Assets:** Physical features and conditions of notable value occurring within the plan area.

**Environmental Infrastructure:** Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

**Equality Impact Assessment (EqIA):** A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

**Evidence Base:** The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

**Exception Test:** Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

**Flood Plains:** Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

**Greater Nottingham:** Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of

Ashfield Council.

**Green Belt:** An area of land around a City having five distinct purposes:-

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

**Gypsies and Travellers:** Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Habitats Regulations Assessment (HRA):** Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see definition below). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

**Hectare (ha):** An area 10,000 square metres or 2.471 acres.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset include designated heritage assets and assets identified by the local planning authority (including local listing).

**High Technology Industry:** Industry that involves highly advanced or specialised systems or devices.

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

**Historic Parks and Gardens:** Designated Parks and gardens considered to have features and qualities worthy of legal safeguarding under the 1983 National Heritage Act.

**Home Builders Federation (HBF):** A federation representing the national and regional member interests of house builders in England and Wales.

**Homes and Communities Agency:** The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

**Houses in Multiple Occupation (HMOs):** Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

**Housing Market Area (HMA):** Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

**Housing Strategy:** A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

**Infrastructure:** Term describing the basic structure of systems and services such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

**Infrastructure Delivery Plan (IDP):** Sets out the range of infrastructure required to support the Core Strategies and wider Local Plan.

**Joint Planning Advisory Board:** Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

**Key Settlements for Growth:** Settlements which will experience growth in line with the spatial strategy set out in Policy 2 of the Aligned Core Strategy.

**Legal Compliance:** As part of the process of preparing a development plan document, the document is examined by the Planning Inspectorate to make sure that it is legal and sound. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:-

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;

- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Aligned Core Strategies has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

**Lifetime Homes:** Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

**Listed Building:** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

**Local Centres:** These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

**Local Development Document (LDD):** A Document that forms part of the Local Plan and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework (LDF):** A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

**Local Development Scheme (LDS):** A project plan setting out the timescales for the preparation of planning documents to be prepared by local planning authorities.

**Local Enterprise Partnership (LEP):** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

**Local Geological Site:** A site with a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/ or representing the variation in the rock types within the county. Formerly known as Regionally Important Geological Sites (RIGS).

**Local Green Space:** Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

**Local Nature Reserve (LNR):** Non-statutory habitat of local significance

designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. For Gedling Borough Council, the Aligned Core Strategy (adopted in September 2014) forms part 1 of the Local Plan and the Local Planning Document forms part 2 of the Local Plan.

**Local Strategic Partnership:** An overall partnership that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people's quality of life.

**Local Transport Plan (LTP):** A plan setting out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

**Local Wildlife Sites:** (Formerly known as Site of Importance for Nature Conservation (SINCs)). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

**Localism Act (2011):** An act of parliament seeking to shift power from the centralised state to local communities.

**Locally Important Heritage Assets:** Heritage Assets of more local value which are identified by the local planning authority.

**Main Built Up Area of Nottingham:** Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as Principal Urban Area).

**Main Town Centre Uses:** Defined in the NPPF as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Manual for Streets:** Design guidance produced by the DfT for the development of residential and other lightly trafficked streets.

**Minerals Consultation Areas:** Identify the areas within Nottinghamshire where the District and Borough authorities are required to consult the Minerals Planning Authority over non-minerals development.

**Minerals Local Plan:** Prepared jointly by the County and City Councils acting as the authorities responsible for minerals related issues with the County.

**Minerals Safeguarding Areas:** Identify the mineral resources which are worthy of safeguarding.

**Ministry of Housing, Communities and Local Government (MHCLG):** (formerly the Department for Communities and Local Government). The Government department responsible for housing, planning and local government.

**Mixed Use:** Provision of a mix of complementary uses such as residential, community and leisure uses on a single site or within a particular area.

**National Housing Standards:** A range of mandatory and optional technical standards for house building which came into force on 1<sup>st</sup> October 2015 relating to space, energy performance, accessibility, water consumption and security. The standard replaces all other local standards (such as the Code for Sustainable Homes).

**National Planning Policy Framework (NPPF):** The NPPF replaces other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

**National Planning Practice Guidance (NPPG):** An online tool providing guidance on the application and interpretation of national planning policy.

**Neighbourhood Plan:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act and the Planning and Compulsory Purchase Act 2004).

**Nottingham Express Transit (NET):** The light rail (tram) system for Greater Nottingham.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Pitch and Plot (Gypsy and Traveller):** 'Pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and

travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

**Planning Condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning Inspectorate (PINS):** Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications.

**Planning Obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Policies Map:** A document within the Local Plan which shows the spatial definition of the site allocations and includes policy areas designated by the Core Strategy and Development Control policies document (previously referred to as Proposals Map).

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Principal Urban Area (PUA):** See Main Built Up Area of Nottingham.

**Priority Habitats and Species:** Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Prospective Special Protection Area (prospective SPA):** A site which is undergoing consideration for designation as a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

**Regeneration:** Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

**Regional Spatial Strategies (RSS):** Plans providing regional level planning

frameworks for the regions of England outside London. The revocation of RSS's was announced by the Government on 6 July 2010.

**Registered Social Landlords (RSLs):** Government funded not-for-profit organisations that provide affordable housing.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Retail Impact Assessments:** An assessment of the likely impacts of additional retail floor space upon the vitality and viability of existing town centres and designated shopping areas. These must also demonstrate the need for additional floorspace.

**Robin Hood Line:** The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

**Rural Areas:** Those parts of Greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

**Rural Exception Sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Safeguarded Land:** Land outside of main built up areas of Nottingham and settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

**Saved Policies:** Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

**Scheduled Monument:** Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Section 106 Agreement (S106):** Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to

make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

**Secured by Design:** A crime prevention scheme focussing on crime prevention at the design, layout and construction stages of homes and commercial premises, promoting the use of security standards for a wide range of applications and products.

**Self Build Housing:** Where an individual is directly involved in organising the design and construction of their own home.

**Sequential Test/Approach:** A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

**Service Sector:** Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

**Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Site of Importance for Nature Conservation (SINCs):** (Now known as Local Wildlife Sites). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

**Site of Special Scientific Interest (SSSI):** A site designated by Natural England under the Wildlife and Countryside Act 1981.

**Soundness:** As part of the process of preparing development plan documents, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' as explained in paragraph 182 of the National Planning Policy Framework:-

- **Positively prepared** - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** - the plan should be deliverable over its period and based on effective

- joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

**Spatial Objectives:** Principles by which the Spatial Vision will be delivered.

**Spatial Planning:** Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Spatial Portrait:** A description of the social, economic and environmental characteristics of a local authority's area.

**Spatial Vision:** A brief description of how an area will be changed by the end of a plan period.

**Special Protection Area (SPA):** An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Starter Homes:** Homes reserved for first time buyers under the age of 40 and sold with a discount of at least 20% of open market value.

**Statement of Consultation:** (Formerly known as Statement of Community Involvement). A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Plan.

**Strategic Allocations:** Strategic sites identified in the Aligned Core Strategy which are expected to commence delivery within the first five years of adoption.

**Strategic Environmental Assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Flood Risk Assessment (SFRA):** Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

**Strategic Housing Land Availability Assessment (SHLAA):** Document with the role of identifying sites with potential for housing, assessing their housing potential

and assessing when they are likely to be developed.

**Strategic Housing Market Assessment (SHMA):** A high level assessment of the likely profile of future household needs for a local authority.

**Strategic Locations:** Strategic sites which are expected to commence delivery more than five years after adoption of the Aligned Core Strategy and for which further details are to be set out within documents such as masterplans, Neighbourhood Plans and part 2 Local Plans.

**Strategic Sites:** Strategically important employment or housing sites identified in the Aligned Core Strategy which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption, and 'Strategic Locations', which are expected to commence after five years from adoption.

**Sub Regional Centres:** Towns which are large enough to contain a critical mass of services and employment, for example Hucknall.

**Supplementary Planning Document (SPD):** A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but do not form part of the development plan.

**Sustainability Appraisal (SA):** Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

**Sustainable Communities:** Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations.

**Sustainable Community Strategy (SCS):** A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing economic, social and environmental wellbeing.

**Sustainable Development:** The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Drainage Systems (SuDS):** The system of control of surface water run-off, designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

**Sustainable Urban Extension (SUE):** An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed

and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

**Town Centre (within retail hierarchy):** Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres.

**Transport Assessment (TA):** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Travel Plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Travelling Showpeople:** Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

**Use Classes Order:** The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

**Viability (of a retail centre):** A measure of a centre's commercial wellbeing.

**Vitality (of a retail centre):** A measure of how active and buoyant a centre is.

**Waste Local Plan:** Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

**Windfall Allowance:** An assumption about unallocated sites that are not currently known about. Development on residential gardens should not form part of this assumption.

**Zero Carbon:** High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.