

Local Planning Document - Briefing Note – May 2016

Introduction

The Local Planning Document will work with the Aligned Core Strategy to shape future development in Gedling Borough by planning for new homes, jobs and infrastructure.

The Aligned Core Strategy was adopted in September 2014. It was prepared in conjunction with Broxtowe Borough Council and Nottingham City Council and sets out the broad strategy for the conurbation. It identifies strategic sites for development in Gedling Borough at Teal Close, Top Wighay Farm and North of Papplewick Lane.

The Local Planning Document is being prepared by Gedling Borough Council and covers the whole borough. It provides a greater level of detail on how planning applications should be determined and identifies non-strategic sites for development.

We are currently consulting on the latest version (the Publication Draft) of the Local Planning Document. Further details are provided below.

Local Planning Document

The Local Planning Document includes:-

- Detailed policies to help deliver specific allocations and help in the day to day assessment of planning applications.
- Site specific policies, allocations of non-strategic sites and designations for new housing, employment, retail, community facilities, recreation and open space, nature conservation and other land uses.

Detailed policies

The Local Planning Document contains policies on a wide range of topics including design, the Green Belt, wind turbines, the provision of parks and play areas and the protection of the natural and historic environment. The policies will be used to decide planning applications.

Site specific policies

The Local Planning Document identifies sites to be developed for housing and other uses. The Aligned Core Strategy sets a target for at least 7,250 homes to be built in Gedling Borough between 2011 and 2028.

40% of the homes required have already been built or granted planning permission. The remainder will be delivered mainly from sites identified for development in the Local Planning Document. The sites identified for development have been identified through a site selection process. This involved assessing 114 sites for their impact on a range of factors including consistency with the strategy of urban concentration, the Green Belt, the natural and historic environment and looking at requirements for access and infrastructure. Overall 24 sites have included in the Local Planning Document to be developed for new homes. This includes sites that have been removed from the Green Belt.

Consultation

Several consultation exercises have previously been undertaken:

- Issues & Options – Autumn 2013
- Masterplanning exercise (Bestwood, Calverton and Ravenshead) – Autumn 2013
- Topic Workshops – January 2015
- Community Workshops (Burton Joyce, Lambley and Woodborough) – March 2015

The comments received through these previous consultation exercises have helped to inform the content of the latest stage of the Local Planning Document.

The Local Planning Document has now reached the Publication Draft Stage. This is the version of the document that the Borough Council thinks is 'sound' and wants to adopt. We are now consulting on the Local Planning Document for a six week period (23rd May to 4th July 2016) to allow any interested parties, including residents, business and others, to make formal representations. As this is a formal stage we need to ask specific questions, hence the response form is more complicated than at previous stages of consultation. We would encourage anyone having difficulty with completing the form to contact us so that we can assist.

Copies of the Local Planning Document (including the map), copies of response forms and other documents are available from a number of locations in and around the Borough. These include the Civic Centre, libraries and certain community centres. In addition, the documents can be seen and comments submitted online.

Next Steps

Following the end of the consultation the responses will be considered and, where necessary, changes made to the Local Planning Document. The Local Planning Document will then be submitted to the Government for examination. The Government will appoint an independent Planning Inspector who examines the plan to confirm that it is legal and sound and the Duty to Co-operate has been met. The examination process includes Hearing Sessions; the Inspector decides who can speak at these Sessions but anyone can attend to observe.

The Inspector then issues a Report setting out whether the Local Planning Document can be adopted. In the Report the Inspector may recommend changes to the Local Planning Document and further periods of consultation may be held if the changes are considered to be major. Gedling Borough Council will then consider whether the final version of the Local Planning Document can be adopted as part of the statutory development plan for Gedling Borough.

Once the Local Planning Document is adopted, it will be used with the Aligned Core Strategy to help decide planning applications and guide the location and design of development in Gedling Borough.

Further Questions

If you or your residents have any questions about the content of the Local Planning Document, the process of adoption or how to make comments on the Publication Draft please contact us:

Planning Policy, Civic Centre, Arnot Hill Park, Nottingham Road, Nottingham NG5 6LU
0115 901 3733 or 3734
planningpolicy@gedling.gov.uk
<http://www.gedling.gov.uk/lpd>