

# **Gedling Local Planning Document**

## **(Part 2 Local Plan)**

### **Hearing Session – Day 11**

Tuesday 28 November 2017 at 1000hrs

Venue: Civic Centre, Arnot Hill Park, Arnold, Nottingham NG5 6LU

### **Agenda**

#### **Please Note:**

- All participants are encouraged to familiarise themselves with the Additional Housing Allocations Report of Responses (November 2017) [EX/138] (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.
  - The questions posed by the Inspector are in addition to those considered at the earlier Hearing Sessions in respect of the soundness of the Sustainability Appraisal, housing distribution, housing allocations and housing land supply and relate to the following documents:
    - Extract of Local Planning Document Housing Allocation Policies (Part 2 Local Plan), September 2017 [EX/126];
    - Sustainability Appraisal Addendum 4: Review of SA Assessment on Policy LPD 63 (now LPD 64) and Additional Site Allocations for Housing, Local Planning Document, September 2017 [EX/127];
    - Addendum to Habitats Regulations Assessment – Local Planning Document: Additional Housing Allocations, September 2017 [EX/128]; and,
    - Addendum to Equality Impact Assessment – Local Planning Document: Additional Housing Allocations, September 2017 [EX/129];
- which were subject to a public consultation exercise between 18 September and 30 October 2017, along with a number of evidence documents. All of these documents are available on the Examination website.
- The Hearing will run until around 1700hrs with breaks mid-morning and mid-afternoon, and a break for lunch between 1300hrs and 1400hrs.
  - Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

## **1. Matter 5: Housing**

### ***Issue 5a: Housing Distribution [Policy LPD 64]***

- Q1. Is the overall level of housing distribution in the Plan consistent with the ACS? [Calverton Parish Council]
- Q2. Although the distribution of housing differs in the Plan to that set out in the ACS, would it accord with the Spatial Strategy of the ACS? [Turley for Northern Trust]
- Q3. Is the distribution of homes between the Key Settlements appropriate? [Calverton Parish Council]
- Q4. If the provision of up to 260 homes in Other Villages referred to in the ACS (Policy 2) is solely to meet local needs, what evidence of local needs is there to support a requirement for 170 dwellings in the Other Villages? Is this sufficient to meet local need? [Oxalis Planning Limited]

### ***Issue 5b: Housing Supply in the Plan period***

- Q5. Would the 8,305 dwellings referred to in Policy LPD 64 provide a sufficient 'buffer' to ensure that the target of 7,250 homes set out in the ACS is met? [Turley for Northern Trust]
- Q6. Is the housing supply 2011-2028 set out in Appendix A of the Housing Background Paper Addendum 2 deliverable in the Plan period? [Turley for Northern Trust]
- Q7. Is the housing delivery estimated from the Strategic Sites appropriate? [Geoffrey Prince Associates]
- Q8. What progress has been made to date on the development of the Strategic Sites at Teal Close, Top Wighay Farm, North of Papplewick Lane and Gedling Colliery/Chase Farm? [Gedling Borough Council]
- Q9. What evidence is there to support the development of 1,050 dwellings on Site H9 (Gedling Colliery/Chase Farm) during the Plan period? [Turley for Northern Trust]
- Q10. Would the allocation of 6 additional housing sites undermine the delivery of the Strategic Sites? [Calverton Parish Council]
- Q11. What progress has been made to date on the Gedling Access Road? [Gedling Borough Council]
- Q12. Are the deliverability assumptions for sites in the planning system set out in Appendix B of the Housing Background Paper Addendum 2 appropriate? [Turley for Northern Trust]

- Q13. Are the projected completions for deliverable and developable sites in the Plan period 2011 to 2028 set out in Appendix C of the Housing Background Paper Addendum 2 appropriate and achievable? [Gedling Borough Council]
- Q14. Does the detailed housing trajectory set out in Appendix D of the Housing Background Paper Addendum 2 demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period? [Geoffrey Prince Associates]
- Q15. Is the revised windfall allowance of 320 dwellings (40dpa from 2020/21) appropriate? [Turley for Northern Trust]
- Q16. Is the windfall allowance based on compelling evidence that such sites have consistently become available in the local area and will continue to provide a good source of supply? [Gedling Borough Council]
- Q17. Does the windfall allowance accord with the Aligned Core Strategy? [Gedling Borough Council]
- Q18. What evidence is there to support the Council's assumption that not all windfall sites will come forward in the urban area? [Gedling Borough Council]

***Issue 5c: 5 Year Housing Land Supply***

- Q19. Is the 5 year period (1 April 2017 to 31 March 2022) covered by the assessment in the Housing Background Paper Addendum 2 appropriate? [Gedling Borough Council]
- Q20. Is it robustly demonstrated that the estimated housing land supply for the five year period is deliverable? [Gedling Borough Council]
- Q21. Is it robustly demonstrated that the Plan can deliver a 5 year housing land supply throughout the Plan period, calculated in accordance with national policy and guidance, taking account of past delivery performance and applying the appropriate 20% buffer? [Oxalis Planning Limited]
- Q22. Should a windfall allowance be included within the 5 year housing land supply? [Turley for Northern Trust]
- Q23. Should a lapse rate be included for sites with planning permission included within the housing land supply? If so, what percentage would be appropriate? [Turley for Northern Trust]
- Q24. Are the projected completions for deliverable sites included in the 5 year housing land supply period set out in Appendix C of the Housing Background Paper Addendum 2 appropriate and achievable? [Oxalis Planning Limited]

***Additional Questions:***

AQ1. Are any Main Modifications proposed in relation to Matter 5? [Gedling Borough Council]

**2. Matter 6: Housing Allocations**

***Issue 6a: General Questions***

Q1. When identifying the 6 additional housing allocations was the site selection process robust? Was an appropriate selection of potential sites assessed? Were appropriate criteria taken into account in deciding which sites to select and was the assessment against these criteria robust? [Calverton Parish Council]

Q2. Are there any significant factors that indicate that any sites should not have been allocated? [Gedling Borough Council]

Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? [Gedling Borough Council]

Q4. Are the allocated sites viable and deliverable, having regard to the provision of the necessary infrastructure, affordable housing and other facilities, and taking account of environmental constraints? [Gedling Borough Council]

***Additional Questions:***

AQ1. Are any Main Modifications proposed in relation to Matter 6? [Gedling Borough Council]

**3. Matter 2: Sustainability Appraisal**

***Issue 2a: Soundness of the Sustainability Appraisal***

Q1. Do the Sustainability Appraisal Addendums clearly justify the Council's policy choices? [Calverton Parish Council]

***Additional Questions:***

AQ1. Are any Main Modifications proposed in relation to Matter 2? [Gedling Borough Council]

**4. Close**

Participants

Gedling Borough Council

Turley for Northern Trust (9151009)

Calverton Parish Council (9164033)

Oxalis Planning Limited (15226145)

Geoffrey Prince Associates for Hammond Trustees (17863617)