

# **Gedling Local Planning Document**

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

### **Hearing Session – Day 12**

Wednesday 29 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 housing allocations in/adjacent to the Urban Area 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 7: Housing Allocations in/adjacent to the Urban Area**

### ***Issue 7f: Killisick Lane (H8) [Policy LPD 65]***

Brief statement setting out the current context of the site. [Gedling Borough Council]

- Q1. Would the phasing now proposed for the development of this housing site be appropriate and enable the quarry operations to be extended to the south? [Ibstock Group Limited]
- Q2. Are there any constraints to the development of this site, in particular relating to the timing of the neighbouring quarry operations? If so, how would this be managed? [Pegasus Group]
- Q3. What evidence is there that this site would deliver the allocated number of homes by 2023/24? [Gedling Borough Council]

### ***Issue 7i: Daybrook Laundry (X1) [Policy LPD 65]***

Brief statement setting out the current context of the site. [Gedling Borough Council]

- Q4. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q5. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Gedling Borough Council]
  - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Gedling Borough Council]
  - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Gedling Borough Council]
- Q6. Are there any constraints to development? [Gedling Borough Council]
- Q7. What evidence is there that this site would deliver the allocated number of homes by 2021/22? [Gedling Borough Council]

### ***Issue 7j: Land West of A60 A (X2) [Policy LPD 65]***

Brief statement setting out the current context of the site. [Gedling Borough Council]

- Q8. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q9. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Gedling Borough Council]
  - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Gedling Borough Council]
  - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Gedling Borough Council]
- Q10. When is it anticipated that the Section 106 Agreement will be signed and the planning permission issued? [Gedling Borough Council]
- Q11. Are there any constraints to development? [Gedling Borough Council]
- Q12. What evidence is there that this site would deliver the allocated number of homes by 2020/21? [Gedling Borough Council]
- Q13. Are there any constraints to the development of this site? [Gedling Borough Council]

***Issue 7k: Land West of A60 B (X3) [Policy LPD 65]***

Brief statement setting out the current context of the site. [Gedling Borough Council]

- Q14. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q15. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Chave Planning for MF Strawson Limited]
  - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Chave Planning for MF Strawson Limited]
  - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Chave Planning for MF Strawson Limited]
- Q16. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q17. Are there any constraints to development? [Gedling Borough Council]

Q18. Has sufficient regard been had to the impact of the development of this site on the living conditions of neighbouring occupiers, flood risk, pollution, highway safety, local infrastructure and services, the countryside and wildlife? [CPRE]

Q19. Would there be a need for a landscape buffer on this site? [Residents of the Community Surrounding Site X3]

Q20. What evidence is there that this site would deliver the allocated number of homes by 2021/22? [Gedling Borough Council]

***Additional Questions:***

AQ1. Are any Main Modifications proposed in relation to Matter 7? [Gedling Borough Council]

**2. Matter 2: Sustainability Appraisal**

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

Q1. Does the Sustainability Appraisal Addendum 4 test reasonable alternatives? Has it been robustly prepared with a comparative and equal assessment undertaken of each reasonable alternative? [Gedling Borough Council]

Q2. Is the Sustainability Appraisal Addendum 4 decision making and scoring robust, justified and transparent? [Gedling Borough Council]

Q3. Does the Sustainability Appraisal Addendum 4 clearly justify the Council's policy choices in respect of the additional housing allocations? [Gedling Borough Council]

**3. Matter 1: Legal Compliance**

***Issue1d: Legal compliance with respect to the Habitats Regulations and any requirements for appropriate assessment***

Q1. Is the Plan legally compliant with respect to the Habitats Regulations and any requirement for appropriate assessment, having regard to the Habitats Regulations Assessment – Local Planning Document: Additional Housing Allocations, September 2017? [Gedling Borough Council]

**4. Close**

Participants for Issue 7f

Gedling Borough Council  
GraceMachin Planning and Property for Mr Norman Foster (9149793)  
Pegasus Group for Gedling Borough Council, Mr Norman Foster and the Trustees of  
Constable's Field Foundation (9299041)  
Turley for Northern Trust (9151009)  
Ibstock Group Limited (9152929)  
Nottinghamshire County Council as Minerals Authority (15184225)

Participants for Issue 7i

Gedling Borough Council

Participants for Issue 7j

Gedling Borough Council

Participants for Issue 7k

Gedling Borough Council  
Geoffrey Prince Associates for Langridge Homes (9157121)  
CPRE (9161697)  
Chave Planning for MF Strawson Limited (15061665)  
Residents of the Community Surrounding Site X3 (Charlotte Rogers) (17681249)  
Tracey Cousins (17709441)  
P and B Bryant (17841825)  
John and Marion Broadley (17889057)  
Dionne Arnold (17899745)  
James Kirkpatrick (17903329)

Participants for Matter 2

Gedling Borough Council  
Residents of the Community Surrounding Site X3 (Charlotte Rogers) (17681249)

Participants for Matter 1

Gedling Borough Council  
Residents of the Community Surrounding Site X3 (Charlotte Rogers) (17681249)