

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 14

Tuesday 05 December 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 Session in respect of housing allocations in Calverton 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 1300hrs with a mid-morning break.
- Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

1. Matter 8: Housing Allocations in Key Settlements for Growth

Issue 8i: Flatts Lane (X4) [Policy LPD 67]

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

- Q1. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Calverton Parish Council]
- Q2. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Turley for Northern Trust]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Turley for Northern Trust]
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Turley for Northern Trust]
- Q3. Does the allocation of this site accord with the objectives of the emerging Neighbourhood Plan for Calverton? [Flatts Lane Petition Group (FLPG)]
- Q4. When is it anticipated that the Calverton Neighbourhood Plan will be made by the Council? [Gedling Borough Council]
- Q5. Should this allocation be developed in isolation or as part of a collaborative approach to development in the North West Quadrant as promoted by the Neighbourhood Plan? [Calverton Parish Council]
- Q6. Should this allocation include a landscape buffer? [Turley for Northern Trust]
- Q7. Has sufficient regard been had to the impact of the development of this site on highway safety, the living conditions of neighbouring residents, local services and facilities, the local environment, flood risk and drainage? [Gedling Borough Council]
- Q8. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]
- Q9. What evidence is there that this site would deliver the allocated number of homes by 2020/21? [Northern Trust]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Matter 8? [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? [Calverton Parish Council]

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

Gedling Borough Council
Turley for Northern Trust (9151009)
Natalie Chapman (9162977)
Calverton Parish Council (9164033)
Michael Evans for clients (9218497)
Oxalis Planning Limited (15226145)
Paul Westwick (17677889)
Flatts Lane Petition Group (FLPG) (Helen Hendall) (17889377)
John Morris (17887329)
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