

Report of Additional Housing Consultation on the Local Planning Document

**(in accordance with Regulation 22 of the Town and
Country Planning (Local Planning) Regulations 2012)**

November 2017

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1.0 Introduction

- 1.1 The Local Planning Document for Gedling Borough Council was published for formal consultation for six weeks between 23rd May and 4th July 2016 in accordance with regulation 19 of the Town and Country Planning (Local Plans) Regulations 2012. Hearings commenced in February 2017. In June 2017, the Inspector wrote to the Borough Council informing them that she was postponing the hearings. This was due to concerns about the soundness of the Killisick Lane (H8) allocation. As a consequence the Inspector invited the Council to reduce the size of the Killisick Lane allocation or remove it altogether and identify an alternative site or sites elsewhere. As a result of this request the Inspector has postponed the hearings with a view that the Council undertakes a public consultation exercise on the amended or proposed new housing allocations. The Inspector also requested that the consultation is also used to seek comments on the Council's amended 5 year housing land supply and amended sustainability appraisal (see Inspector's note, document **EX/122**¹).
- 1.2 The Borough Council published the additional sites for formal consultation for six weeks between Monday 18th September and Monday 30th October 2017. The consultation has been carried out in accordance with regulation 19 of the Town and Country Planning (Local Plans) Regulations 2012.
- 1.3 This report covers only the additional consultation carried out in September/October 2017. Earlier stages of consultation are set out in the Report of Consultation on the Local Planning Document which is available as **LPD/REG/07** in the examination library. To gain a full understanding of the various stages of consultation carried out to date the two documents should be read together.

¹ <https://www.gedling.gov.uk/lpdexamination/examinationlibrary/index.html>

2.0 What we consulted on

2.1 The additional housing site allocations are set out in the Extract of Local Planning Document Housing Allocation Policies (**EX/126**). This document contained six additional site allocations as follows:-

- X1 – Daybrook Laundry, Daybrook (50 homes)
- X2 – Land West of A60 A, Redhill (also known as Metallifactory) (70 homes)
- X3 – Land West of A60 B, Redhill (150 homes);
- X4 – Flatts Lane, Calverton (60 homes);
- X5 – Kighill Lane A, Ravenshead (20 homes); and
- X6 – Kighill Lane B, Ravenshead (30 homes).

2.2 The Extract of Local Planning Document Housing Allocation Policies was accompanied by a number of other documents which were consulted upon and these are listed below:-

- Sustainability Appraisal Addendum 4 (**EX/127**);
- Sustainability Appraisal Addendum 3 (**EX/63**);
- Sustainability Appraisal Addendum 2 (**EX/12**);
- Sustainability Appraisal Addendum (**LPD/REG/20**);
- Addendum to the Habitats Regulations Assessment (**EX/128**);
- Addendum to Equality Impact Assessment (**EX/129**);
- Housing Background Paper Addendum 2 (**EX/130**);
- Site Selection Document Addendum 3 (**EX/131**);
- Site Selection Document Addendum 2 (**EX/98**);
- Housing Implementation Strategy (**EX/132**); and
- Infrastructure Delivery Plan Background Paper Addendum (**EX/133**).

2.3 All of the above documentation was made available on the Borough Council's website and paper copies were also made available at various locations, as follows:

Deposit Points

- Civic Centre, Arnot Hill Park, Arnold;
- St Mark's Church, Bestwood Village (by appointment);
- Calverton Library, St. Wilfrids Square, Calverton;
- Ravenshead Library, Milton Court, Ravenshead; and
- Hucknall Library, South Street, Hucknall.

Information Points

- Arnold, Burton Joyce, Carlton, Carlton Hill, Gedling, Mapperley, and Woodthorpe Libraries;
- Colwick Community Centre, Vale Road, Colwick (by appointment);
- Lambley Village Hall, Catfoot Lane, Lambley (by appointment);
- Newstead Centre, Tilford Road, Newstead (by appointment);
- Papplewick and Linby Village Hall, Linby Lane, Papplewick;
- St Georges Centre, Victoria Road, Netherfield; and
- Woodborough Village Hall, Lingwood Lane, Woodborough.

3.0 How have we consulted?

3.1 Government Regulations prescribe certain minimum statutory requirements but provide scope for local planning authorities to tailor their own approach to consultation. In this context a Statement of Consultation was adopted by the Borough Council in 2014 and the principles and guidelines in this document have been followed during the preparation of the Local Planning Document. In particular, the Statement of Consultation commits the Borough Council to preparing a Consultation Strategy for each planning policy document to be prepared. A Consultation Strategy for the Local Planning Document has been published and placed on the Borough Council's website². The Borough Council has exceeded the minimum requirements set out in the Regulations.

3.2 In summary, the Borough Council has:-

- written to consultees and local residents living next to or close to the additional housing sites;
- put up site notices around the additional sites;
- advertised the consultation in the Nottingham Post , Hucknall Despatch, Calverton Echo and Ravenshead News;
- advertised the consultation using social media;
- advertised the consultation on the Council's website;
- held workshops at each of the three locations affected by the additional housing allocations; and
- made documents available electronically on the web site and made paper copies available at libraries and other information/deposit points.
-

3.3 A copy of the letter and representation procedure is attached as **Appendix 1**. A copy of the letter sent to local residents who live adjoining and near to the proposed sites is attached as **Appendix 2**. The press notice placed in local newspapers is attached as **Appendix 3**. **Appendix 4** provides a list of the main consultees invited to comment during the consultation. The consultation documents were made available at a number of deposit points and information points across the Borough for the six week consultation period.

3.4 Three events for local residents were held close to where the additional sites are located. These events took the form of workshops and people were

² www.gedling.gov.uk/lpd

invited to drop in anytime between 2 pm and 7 pm. Each workshop was targeted to the broad locality of the additional sites but anyone could attend. Relevant documentation and maps were available at the workshop venues together with the representations form and accompanying guidance notes. Officers were in attendance to explain the consultation, answer questions and to assist people in making representations. Where possible, the agent/developer promoting the site was also available to answer questions. The workshops were as follows:

Workshop	Sites discussed	Date/venue	Attendance
Redhill/Daybrook	X1 Daybrook Laundry X2 West of A60 Site A (Metallifactory) X3 West of A60 Site B	Tuesday 3 rd October 2017 at the Waggon and Horses between 2 pm and 7 pm	Approximately 40
Ravenshead	X5 Kighill Lane Site A X6 Kighill Lane Site B	Tuesday 10 th October 2017 at Ravenshead Leisure Centre between 2 pm and 7 pm	Approximately 50
Calverton	X4 Flatts Lane	Tuesday 17 th October 2017 at the Calverton Village Hall between 2 pm and 7 pm.	Approximately 60

- 3.5 The main issues raised by attendees at the workshops are summarised in the Report of Responses document.

Duty to Cooperate

- 3.6 The additional housing allocations have been discussed at a number of meetings of the Nottingham Housing Market Area which meets monthly and attended by Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Nottingham City Council, Nottingham County Council and Rushcliffe Borough Council. The Borough Council also attended a Duty to Cooperate meeting with Newark and Sherwood District Council on the 6th August 2017 where the additional housing sites consultation was discussed.

4.0 What we have done with the comments received

- 4.1 A total of 121 comments were made on the various consultation documents by 73 respondents through the consultation exercise, in addition to the comments raised through the workshop sessions. Two petitions were received for sites X3 and X4 signed by 113 people and 97 people respectively.
- 4.2 The responses have been summarised in the Report of Responses Additional Housing Allocations (**EX/138**). This report summarises the key issues arising from the comments received as a result of the consultation on the additional housing allocations. The report also sets out a response from the Borough Council to the main points made and notes those cases where it is proposed to change the LPD.
- 4.3 The individual detailed comments have been sent to the Inspector in full to inform her of the issues raised. In addition, the Report of the Responses has been sent to her to set out the Council's response prior to her issuing the matters and agendas to be discussed at the reconvened Hearing sessions.

5.0 What happens next?

5.1 Following the reconvened examination hearings the Borough Council will need to consult on the proposed modifications for a six week period.

5.2 At the end of the independent examination, the Inspector will issue a report that will declare the Local Planning Document sound or unsound. If sound, the Borough Council can adopt the document.

6.0 Where do I find more information?

- 6.1 The Borough Council's website is the main source of information and there is a dedicated webpage for the examination of the Local Planning Document Publication Draft: www.gedling.gov.uk/lpdexamination.

Appendix 1: Statement of representation procedure

Gedling Borough Council – Additional Housing Sites

Statement of Representations Procedure Notice

Planning and Compulsory Purchase Act

Town and Country Planning (Local Planning) (England) Regulations 2012

The Gedling Borough Local Planning Document was submitted to the Secretary of State for Examination in October 2016. Examination hearing sessions have been held in February, March and May 2017. Ms Karen Baker Dip TP MA Dip MP MRTPI, the independent Planning Inspector appointed by the Secretary of State, has requested that the Borough Council identify additional housing site allocations and that these should be published for public consultation for a period of six weeks.

Following the consultation on the additional housing allocations, the Borough Council will consider the comments received and set out a response. All comments received and the Borough Council's response will be forwarded to the Inspector for her consideration prior to the resumption of the hearings.

The new housing allocations are set out in the '**Extract of Local Planning Document Housing Allocation Policies**' document which includes maps of the sites. This consultation document is accompanied by a Sustainability Appraisal Addendum 4 covering the additional site allocations; a Housing Background Paper Addendum 2; and Addendums to the Habitats Regulations Assessment and Equality Impact Assessment. Certain other documents and evidence produced by the Borough Council since the submission of the Local Planning Document are also available for comment.

Publication Period: Monday 18th September to Monday 30th October 2017. All representations must be submitted within this period and received by the Borough Council by **5pm on Monday 30th October 2017**.

Representations: can be made electronically via the Council's website:

https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome.

Copies of the following consultation documents are available at **Deposit and Information Points**:

- Extract of Local Planning Document Housing Allocation Policies
- Sustainability Appraisal Addendum 4
- Sustainability Appraisal Addendum 3 (February 2017 - **EX/62**)
- Sustainability Appraisal Addendum 2 (December 2016 - **EX/12**)
- Sustainability Appraisal Addendum (October 2016 - **LPD/REG/20**)
- Addendum to Habitats Regulations Assessment
- Addendum to Equality Impact Assessment
- Housing Background Paper Addendum 2

In addition, copies of the following supporting documents produced by Gedling Borough Council are available only at **Deposit Points**:

- Site Selection Document Addendum 3
- Site Selection Document Addendum 2 (March 2017 - **EX/98**);
- Housing Implementation Strategy
- Infrastructure Delivery Plan Background Paper Addendum

Please note the consultation is limited to the documents listed above only and this is not an opportunity to comment on other aspects of the Local Plan.

These documents and copies of the representation forms are available at the following locations during their normal opening hours:

Deposit Points

- Civic Centre, Arnot Hill Park, Arnold;
- St Mark's Church, Bestwood Village (call for appointment - 07591947432);
- Calverton Library, St. Wilfrids Square, Calverton;
- Ravenshead Library, Milton Court, Ravenshead; and
- Hucknall Library, South Street, Hucknall.

Information Points

- Arnold, Burton Joyce, Carlton, Carlton Hill, Gedling, Mapperley, and Woodthorpe Libraries;
- Colwick Community Centre, Vale Road, Colwick (call for appointment – 07954163747);
- Lambley Village Hall, Catfoot Lane, Lambley (call for appointment – 0115 926 2060);
- Newstead Centre, Tilford Road, Newstead (by appointment after 4pm);
- Papplewick and Linby Village Hall, Linby Lane, Papplewick;
- St Georges Centre, Victoria Road, Netherfield; and
- Woodborough Village Hall, Lingwood Lane, Woodborough.

Online versions of the documents listed below can be viewed using the following link. Formal comments on these documents can be submitted online using this link: https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome.

Additionally, representation forms can be downloaded from the consultation page: https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome.

Completed paper versions of the representation forms should be sent to:-

- planningpolicy@gedling.gov.uk; or
- Planning Policy, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU.

Further notification:

Representations may be accompanied by a request for you to be notified at a specified address that:

- The recommendations of the person appointed to carry out the independent examination of the Local Planning Document have been published;

- The Local Planning Document has been adopted.
- For further information, please contact the Planning Policy team by e-mail planningpolicy@gedling.gov.uk or alternatively by telephone 0115 901 3733.

Appendix 2: Letter to Local Residents



Planning Policy

Civic Centre, Arnot Hill Park
Arnold, Nottingham

The Occupier

Email: planningpolicy@gedling.gov.uk
Web: www.gedling.gov.uk
Direct Line: (0115) 9013 733
Contact Centre: (0115) 9013 901

Our Ref:
Your Ref:

Date: 15th September 2017

Dear Sir/Madam,

RE: Local Planning Document – Additional Housing Allocations (September 2017)

The Council is preparing the Local Planning Document which sets out how growth will be accommodated in the Borough up to 2028. The Local Planning Document is currently being examined by an independent Planning Inspector and she has asked that the Council identify additional housing sites. The consultation on these additional housing sites will run from **18th September until 30th October 2017**.

I am contacting you to bring to your attention that your home is near to one of the additional sites and to invite your comments. The additional housing sites are:-

- Site X1 – **Daybrook Laundry**, Daybrook – 50 homes
- Site X2 – **Land West of A60 A**, Redhill – 70 homes
- Site X3 – **Land West of A60 B**, Redhill – 150 homes
- Site X4 – **Flatts Lane**, Calverton – 60 homes
- Site X5 – **Kighill Lane A**, Ravenshead – 20 homes
- Site X6 – **Kighill Lane B**, Ravenshead – 30 homes

The following consultation documents are likely to be of greatest interest with regards to the additional housing sites:-

- Extract of Local Planning Document Housing Allocation Policies (which provides more information on the additional sites allocated, including maps of the sites)
- Site Selection Document Addendum 3
- Housing Background Paper Addendum 2
- Sustainability Appraisal Addendum 4

More information about the consultation, including the full list of consultation documents and supporting documents, where to access these documents, and how to respond to the consultation is set out in the attached 'Statement of Representations Procedure Notice'. The documents are available online, and responses can be made online, on the Borough Council's Planning Policy Consultation webpage:-

https://consultplanningpolicy.gedling.gov.uk/consult.ti/lpd_ha/consultationHome

Reference copies of the consultation documents and supporting documents have been made available at the Deposit Points and Information Points listed in the attached 'Statement of Representations Procedure Notice'.

Formal comments on the consultation documents and supporting documents must be received by the Borough Council by **5pm on Monday 30th October 2017**.

Once the consultation period has ended, the Inspector will consider the various comments made and resume the examination hearings. The Inspector will then write a report recommending whether or not the Local Planning Document can be adopted.

If you would like any additional information, or have queries about the Local Planning Document, please do not hesitate to contact the Planning Policy team by e-mail at planningpolicy@gedling.gov.uk or alternatively by telephone 0115 901 3733.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Joanna Gray', with a small flourish at the end.

Joanna Gray
Service Manager – Planning Policy (J/S Wed – Fri)

Appendix 3: Copy of Advert

Gedling Borough Council - Local Planning Document Additional Housing Sites Consultation

Planning and Compulsory Purchase Act
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Appendix 4: List of Consultees at Pre-publication and Publication Stages

Adjoining and nearby Local Planning Authorities:-

- Ashfield District Council
- Newark and Sherwood District Council
- Nottingham City Council
- Rushcliffe Borough Council
- Broxtowe Borough Council
- Erewash Council

All individuals on the Gedling Borough Consultation Portal

Bus operators (Trent Barton, Nottingham City Transport)

Business Forums

Chamber of Trade

Coal Authority

Conservation, Heritage and Amenity Groups

Developers and Landowners

D2N2 Local Enterprise Partnership

Environment Agency

Historic England (formerly English Heritage)

Electronic Communication Code operators

Electricity Act Licensees (Western Power)

Environmental Bodies (CPRE, Greenwood Forest, RSPB, Wildlife Trust)

Gas Act Licensees (National Grid)

Gedling Developers Forum

Highways Agency

Home Builders Federation

Homes and Communities Agency

Local Policing Body

Natural England

Network Rail

Nottinghamshire County Council

Nottinghamshire County Education

Nottinghamshire Fire and Rescue Service

Nottinghamshire County Highways

Nottingham North and East Clinical Commissioning Group

Nottinghamshire Police

Parish Councils and Parish Councils adjoining the Borough:

- Annesley and Felley Parish Council
- Blidworth Parish Council
- Bulcote Parish Council
- Epperstone Parish Council
- Holme Pierrepont and Gamston Parish Council

- Lowdham Parish Council
- Newton Parish Council
- Oxton Parish Council
- Radcliffe-on-Trent Parish Council
- Rainworth Parish Council

Shelford Parish Council

Rail Operators (East Midland Trains)

Registered Social Landlords

Relevant Community and Residents Groups

Representational Groups (e.g. Age Concern, Ethnic Disabled and Youth Groups)

Sewerage undertakers (Severn Trent Water)

Sport England

Water Undertaker (Severn Trent Water)