



An **APLEONA** company

Our Ref: -  
Your Ref: H4 – Linden Grove

21 November 2017

**FAO Ms Karen Baker**

C/O Ms Carmel Edwards  
C/O Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Dear Madam,

**GEDLING LOCAL PLANNING DOCUMENT EXAMINATION  
LINDEN GROVE – SITE REF. H4  
LETTER TO INSPECTOR IN ADVANCE OF RESUMED HEARING SESSIONS ON MATTER 5 & 6  
ON 28 NOVEMBER 2017**

GVA is instructed by Northern Trust to provide town planning advice in respect of the land at Linden Grove (Ref. H4) which is proposed for allocation in the emerging Gedling Local Planning Document (LPD), under draft Policy LPD 64 (Urban Area).

We write in advance of the resumed hearing sessions which are due to commence on 28 November 2017.

We did not make any comments on the Council's recent consultation on the proposed additional site allocations and do not intend to participate in the resumed hearing sessions.

We note that the Inspector is not inviting further Statements in advance of the hearing sessions. However, a number of the questions in the Agenda for the hearing session relating to Matter 5 and Matter 6 relate to:

- the Council's revised housing trajectory (Matter 5 Q14);
- the projected completions on the deliverable and developable sites (Matter 5 Q13); and
- the deliverability of the proposed allocations (Matter 6 Q2, 3 and 4).

Therefore, in the paragraphs below we respond to each of the above questions in so far as they relate to site H4.

**Matter 5**

**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?**

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The projected completions set out at Appendix C of EX/130 for site H4 accord with 'Scenario 1 – Worst Case' identified in GVA's letter dated 7 March 2017. Therefore, if the site is unable to deliver any housing until the GAR is complete, the projected completions for site H4, at Appendix C of EX/130, are appropriate and achievable.

Nonetheless, as set in detail in response to Question 14 below, Northern Trust maintain that if the wording of Policy LPD 64 is amended, as proposed by Northern Trust, the projected rate of completions and trajectory for site H4 could be bettered and housing could be delivered earlier than is currently anticipated. Therefore, if the wording of Policy LPD64 is amended, the projected completions set out at Appendix C of EX/130 should also be adjusted to reflect 'Scenario 2 – Best Case', as set out below.

**Q14. Does the detailed housing trajectory set out at 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?**

Our letter dated 7 March 2017 and subsequent letter on 15 June 2017 identified two scenarios for how the development of the Linden Grove site (H4) might progress. The scenarios examined were:

1. **'Worst Case'** - The site is unable to deliver any housing until the GAR is complete and it is not possible to complete any sale until the GAR is complete. In this scenario we have assumed that Northern Trust would obtain outline planning permission before the GAR is complete but that all other planning matters, and site preparation, are dealt with subsequently.
2. **'Best Case'** – Policy LPD 64 (Urban Area) is amended, as proposed by Northern Trust, and the applicant satisfies GBC and NCC that development can commence ahead of the completion of the GAR.

The trajectory for site H4 in each of these scenarios is set out in the tables below:

Scenario 1 – Worst Case

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
0	0	20	40	40	15	0

Scenario 2 – Best Case

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
40	40	35	0	0	0	0

The housing trajectory included at Appendix D of EX/130 reflects 'Scenario 1 – Worst Case', as set out above. This trajectory is realistic if the site is unable to deliver any housing until the GAR is complete and it is not possible to complete any sale until the GAR is complete.

However, Northern Trust maintains that if the wording of Policy LPD 64 is amended, as proposed by Northern Trust, the trajectory could be bettered and housing delivered earlier than anticipated by Appendix D of EX/130. Therefore, if the wording of policy LPD64 is amended, as proposed by Northern Trust and discussed at the recent hearing sessions, the trajectory at Appendix D of EX/130 should be amended to reflect 'Scenario 2 – Best Case', which is realistic.

**Matter 6**

**Q2. Are there any significant factors that indicate that any sites should not have been allocated?**

As set out in GVA's **Matter 6** Statement, dated February 2017, there are no significant factors that indicate that the Linden Grove site (Ref. H4) should not be allocated for housing. Please also see GVA's responses to the questions under **Matter 7: Issue 7c** which confirm that the site is justified and deliverable.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery?**

Please see GVA's Statement submitted in February 2017 in response to **Matter 6, Question 3** and **Matter 7: Issue 7c** which confirm that the Linden Grove site (Ref. H4) is justified and deliverable. There are no significant site conditions or constraints that might prevent development or make the development unviable or undeliverable.

As currently drafted Policy LPD 64 would prevent the delivery of housing on this otherwise deliverable site until the GAR is completed. We consider Policy LPD 64, as currently drafted, to be unsound and have proposed alternative wording in our representations and subsequent discussions during hearing sessions.

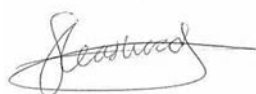
**Q4. Are the allocated sites viable and deliverable, having regard to the provision of the necessary infrastructure, affordable housing and other facilities, and taking account of environmental constraints?**

Please see GVA's Statement submitted in February 2017 in response to **Matter 6, Question 4** which confirms that the Linden Grove site (Ref. H4) is viable and deliverable having regard to the provision of the necessary infrastructure, affordable housing and other facilities, and taking account of environmental constraints.

GVA's original Statement in response to **Matter 7: Issue 7c** also confirms that the allocation of the site is justified and deliverable. There are no infrastructure or other matters that threaten its viability.

We do not intend to participate in the hearing sessions commencing on 28 November 2017 and I trust that the above is self-explanatory, however, please do not hesitate to let me know if you have any queries or require any further clarification of the above in advance of the hearing session.

Yours sincerely



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For and on behalf of GVA Grimley Limited