

Gedling Local Planning Document

(Part 2 Local Plan)

Inspector's Letter to the Council on Housing Land Supply and Housing Allocation H8 – Killisick Lane

At the Hearing session on 1 March 2017 discussions took place on the allocation of land at Killisick Lane (H8) for housing. The site is included in the Local Planning Document Publication Draft for the construction of 215 homes. At the Hearing I heard evidence from representatives of the owners of this site (Pegasus Group and Heaton Planning on behalf of Gedling Borough Council, Mr N Foster and the Trustees of Constable's Field Foundation), the Borough Council, Nottinghamshire County Council, as Minerals Authority, and Ibstock Group Limited, along with other interested parties. A further parcel of land to the north of H8 was put forward by Pegasus Group for an additional 15 homes during the Hearing as being in the control of the same joint landowners. This enlarged site for 230 homes (200 being within the 5 year housing land supply period 1 April 2017 to 31 March 2022) is supported by the Council as a housing allocation within the Plan going forward.

On the basis of the evidence presented to me at the Hearing, however, I have significant concerns about the soundness of this allocation, in its entirety, given its close proximity to the adjacent minerals site at Dorket Head Brickworks and quarry. I therefore request that the Council gives some consideration to either reducing the size of this allocation (to ensure that its northern boundary reflects that of the existing residential development on the northern side of Brechin Close, to the east of Killisick Lane) and identifying an additional site or sites elsewhere to make up the shortfall, or deleting the allocation in its entirety and identifying an alternative site or sites elsewhere.

As a result of this request, I intend to postpone the Hearing planned for Tuesday 27 June 2017, with a view that the Council undertakes a public consultation exercise on the amended and/or proposed new housing allocation/s for a period of 6 weeks. This public consultation exercise should also be used to seek comments on the Council's amended 5 year housing land supply and housing trajectory for the Plan period, along with any necessary amendments to the housing allocation policy/ies and Sustainability Appraisal. Following this, it is likely that I will hold a further Hearing or Hearings to consider the evidence.

Karen Baker

Inspector

16 June 2017