

**My Ref:** MG\ACS\EXAM  
**Your Ref:** CD-EX-27  
**Contact:** Matt Gregory  
**Email:** matt.gregory@nottinghamcity.gov.uk



**Nottingham**  
**City Council**

Development Department  
Planning Directorate  
Loxley House  
Station Street  
Nottingham  
NG2 3NG  
**Tel: 0115 876 3981**

[www.nottinghamcity.gov.uk](http://www.nottinghamcity.gov.uk)

Ms J Kingaby, Inspector  
C/O Ms C Edwards, Programme Officer  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

23 December 2013

Dear Ms Kingaby

**Broxtowe Borough, Gedling Borough, Nottingham City Aligned Core strategies, Examination in Public**

I write to you on behalf of Broxtowe Borough, Gedling Borough and Nottingham City Councils, and refer to your note to the Councils dated 22 November 2013 (CD-EX-27), in which you ask those Councils to undertake further work.

You will be aware that Broxtowe Borough have confirmed that they are not able to submit further work regarding Toton until this has been considered by the Council. I understand that Broxtowe Council have scheduled a meeting for Monday 13 January 2014, and if approved, the further work together with suggested modifications will be submitted to you as soon as possible after that meeting.

Gedling Borough have progressed the work you asked them to undertake, and are in a position to submit it to you now. Given the more complex nature of the work you requested from Gedling, there are advantages in you receiving this work before the Broxtowe work, to allow you time to consider it fully. Accordingly, that work is attached with this letter.

The Councils will not be in a position to provide you with a fully updated Policy 2 incorporating all changes as a result of the further work until Broxtowe have approved their suggested modifications. However, changes to Policy 2 as a result of the Gedling work are clear from the attached submission.

In your note, you also ask the councils to look further at the monitoring arrangements, in particular to provide certainty that monitoring will be effective and will lead to action to secure change if the policies are not working. In response,



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the Councils have revisited the monitoring arrangements, and have drawn together those they consider to be most critical to the delivery of the plan into a new section of the 'Making it Happen' part of the plan. For these critical indicators, specific triggers and remedial action are suggested to remedy any shortfalls in delivery. This work is also attached.

The Councils are also undertaking a thorough review of all the uses of the terms Development Plan Document, Local Plan, Site Allocations DPD etc with a view to ensuring the Core Strategies are clear and consistent. Where existing (soon to be superseded) Local Plans are mentioned, this will be made clear. All other references will be either part 1 Local Plan (the Aligned Core Strategy), or part 2 Local Plan, which will include site allocations and development management policies. These changes, along with a revised figure 1.1 will be available in a revised version 4 of CD/EX/09 to be issued once the Broxtowe changes are approved, which will also include any other relatively minor changes to the document that will follow on as a consequence of the changes within Policy 2, for example within the spatial portraits, vision and objectives, policy 2 justification text, a restructuring of policy 15 (to set out which critical infrastructure has funding in place), changes to policy 16 justification text (to set out Green Infrastructure requirements at Toton and Gedling Colliery), changes to Appendix A schedules and diagrams and an amended key diagram.

Yours sincerely.



Matt Gregory  
Greater Nottingham Growth Planning Point Manager  
Direct Line 0115 876 3981

**BROXTOWE BOROUGH, GEDLING BOROUGH AND NOTTINGHAM CITY  
ALIGNED CORE STRATEGIES**

**PUBLIC EXAMINATION**

**Council's Response Inspector's Note (CD-EX-27) to the Councils  
following October/November Hearings**

**Monitoring Arrangements**

**23 December 2013**

## **1 INTRODUCTION**

Following the hearing session on Wednesday 13 November, the Inspector released a note ([CD/EX/27](#)) to the Councils (published 22 November 2013) setting out further work considered necessary to allow the Examination to continue. In addition to specific work requested from Broxtowe and Gedling Boroughs, which is provided under separate cover (Broxtowe work following the Council meeting on Monday 13<sup>th</sup> January 201, and the Gedling work on 23 December 2013), further work on monitoring was also requested, in particular that the monitoring will be carried out and will lead to action to secure change if the policies are not working.

This note sets out proposed changes to the Aligned Core Strategies to address the Inspector's request in respect of monitoring.

## **2 MONITORING ARRANGEMENTS**

The Inspector requested that “Section D, Making it Happen” could usefully be extended to show how monitoring will be carried out and how this will lead to action to secure change if policies are not working, including ultimately early review of the plan. It is proposed to insert the following text and table setting out triggers and actions for key elements of the plan including housing and employment delivery and critical infrastructure (naming the Gedling Access Road, delivery of which is subject to securing additional funding).

## NEW PART OF SECTION D “MAKING IT HAPPEN”

### 20 Key Monitoring Indicators

3.20.1 Monitoring arrangements are set out after each policy within the Aligned Core Strategies. There are however considered to be some key elements of the Aligned Core Strategies that need to be monitored in more detail to measure the success of the policies in the plan as a whole, and to set triggers where remedial action will be required to ensure the aims and objectives of the Aligned Core Strategies are met . The table below sets out these key indicators, together with the triggers and actions, and ultimately indicates when the Councils’ Local Plans will require review.

	Key objective	Target	Indicator	Trigger	Action
1. Housing supply	a) Housing Delivery	30,550 by 2028 made up of: <ul style="list-style-type: none"><li>• Broxtowe 6,150;</li><li>• Gedling 7,250; and</li><li>• Nottingham City 17,150</li></ul>	Net new dwellings built each year as monitored in the AMRs	Shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the adoption of the part 2 Local Plans)	<ul style="list-style-type: none"><li>• Consideration of state of housing market and likelihood of housing shortfall being made good</li><li>• Discuss with landowners and developers ways to overcome key constraints.</li><li>• Thorough review of SHLAA sites</li><li>• Review allocations within part 2 Local Plans</li></ul>

	Key objective	Target	Indicator	Trigger	Action
				Inability to demonstrate 5 year plus 5% or 20% (buffer) housing land supply (which ever is appropriate)	<ul style="list-style-type: none"> <li>• Discuss with landowners and developers delivery obstacles to bringing forward sites earlier</li> <li>• Review previous permissions to examine viability issues.</li> <li>• Work with partners to facilitate and de-risk sites.</li> </ul>
	b) Affordable housing	Provision of affordable housing - 6,725 for monitoring purposes, made up of : 1845 in Broxtowe 1450 in Gedling and 3430 in Nottingham City	Number of affordable housing completions (net) - social rented, intermediate and affordable rent.	Shortfall of 30% of cumulative 5 year rolling target based on the trajectories (starting 2015 on the adoption of the part 2 Local Plans)	<ul style="list-style-type: none"> <li>• Review with Housing Officers the reasons for the low performance.</li> <li>• Review policy application, viability and effectiveness including amending policy (in terms of tenure size etc) and review policy implementation (s106 arrangements/terms)</li> </ul>
2. Employment land supply	a) Provision of additional office space (B1)	Develop 310,000 sq m of office space by 2028	Total amount of additional B1 office floorspace	If delivery is 30% below a five year rolling cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan	<ul style="list-style-type: none"> <li>• Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</li> <li>• Commission evidence of adequacy of office supply</li> <li>• Review allocations in part 2 Local Plans</li> </ul>

	Key objective	Target	Indicator	Trigger	Action
	b) Industrial and warehouse	Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)	Total amount (hectares) of additional industrial and warehouse development	If delivery is 30% below the five year cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan	<ul style="list-style-type: none"> <li>Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</li> <li>Commission evidence of adequacy of industrial and warehousing land supply</li> <li>Review allocations in part 2 Local Plans</li> </ul>
3. Critical Infrastructure	Gedling Access Road (GAR)	<ul style="list-style-type: none"> <li>Commitment of funding to construct GAR and 300 homes</li> <li>Actual construction of GAR and delivery of further 300 homes by 2028</li> </ul>	<ul style="list-style-type: none"> <li>By 2015 – finance package agreed</li> <li>By 2018 – alternative funding package in place</li> </ul>	<ul style="list-style-type: none"> <li>No finance package agreed by 2018</li> <li>No alternative funding in place by 2021</li> </ul>	<ul style="list-style-type: none"> <li>Search for alternative funding</li> <li>Review allocations in Gedling part 2 Local Plan in 2021</li> </ul>



**Gedling Borough Council**  
**Response to Inspector's letter dated 22<sup>nd</sup> November 2013**

**1. Introduction**

- 1.1 The purpose of this additional submission is to respond to comments made by the Inspector at hearing sessions on 12<sup>th</sup> and 13<sup>th</sup> November and in her subsequent letter dated 22<sup>nd</sup> November 2013.
- 1.2 In essence, we understand the additional work required needs to:-
1. identify in more detail the infrastructure required around Hucknall, how this will be funded and the impact of this development on Hucknall
  2. consider whether including Teal Close and Gedling Colliery/Chase Farm offers the opportunity to reduce development around Hucknall and/or at Calverton/Ravenshead

**2. Infrastructure**

- 2.1 The detailed infrastructure requirements arising from the ACS are identified and considered through the Infrastructure Delivery Plan (IDP) (May 2013) ([CD/KEY/01](#)). As a general guide, stakeholders and service providers were requested to respond to the following questions:
- Do the proposals within the Core Strategies complement or conflict with forward plans/asset management plans?
  - Are there any perceived constraints/capacity limitations to servicing future developments? If so, can these be overcome?
  - Are there expectations of additional costs being met by developers over and above normal site development costs?
  - If there are costs, how have they been calculated and can they be demonstrated to be reasonable?
  - Are there any lead in/forward planning periods required to build capacity for new services?
- 2.2 Alongside the IDP, the statement prepared regarding the 'Duty to Cooperate' ([CD/REG/04](#)) sets out the nature and scale of discussion that have been held regarding infrastructure with those bodies covered by the Regulations. This includes:
- Ashfield District Council;
  - Environment Agency;
  - Nottinghamshire County Council;
  - Highways Agency; and
  - Primary Care Trusts and successor bodies.

- 2.3 The table attached as **Appendix A** sets out the broad categories of infrastructure being sought to support the proposals included within the Aligned Core Strategy and summarises the conclusions of the discussions that have taken place with the infrastructure providers, both before submission of the Aligned Core Strategy and since the close of the hearing sessions. As such, **Appendix A** now sets out the latest position.
- 2.4 In addition, following submission of a planning application on 22<sup>nd</sup> November 2013 for 300 homes on part of the North of Papplewick Lane (application reference [2013/1406](#)), we are now able to refine the information regarding the infrastructure required for this site. A new Strategic Site Schedule has been prepared for the site and this can be found at **Appendix B**. The schedule has been discussed and agreed with the landowner for the site.
- 2.5 We are aware that particular concerns have been raised about infrastructure and the IDP by Ashfield District Council. It is important to note that overall governance of the IDP has been provided by the Joint Planning Advisory Board (which includes Ashfield District Council). All conclusions drawn in the IDP are based on information provided directly by partner organisations and service providers and information contained within the Aligned Core Strategies evidence base.
- 2.6 In order to ensure that cross boundary impacts of development are dealt with, a draft protocol has been prepared ([BD/TRA/10](#)) in which Gedling Borough Council acknowledges the potential for development to impact on neighbouring Council areas and accepts the need for close co-operation between the Councils to mitigate such impacts. The draft protocol has been discussed with officers of Ashfield District Council (as well as other adjoining authorities) who are broadly supportive of its general aims. The draft protocol is being redrafted in light of the comments received.

#### Statement of Common Ground with ADC

- 2.7 The Inspector's letter dated 22<sup>nd</sup> November 2013 asked that Gedling Borough Council discuss their findings with Ashfield District Council and aim to secure a statement of common ground. As such, a meeting took place between officers of both councils on 10<sup>th</sup> December 2013.
- 2.8 **Appendix C** provides a statement of common ground between Gedling Borough and Ashfield District Councils. This statement identifies those areas where it has not been possible to reach a consensus between the two Councils and sets out the position of both Gedling Borough Council and Ashfield District Council on the particular matter in dispute. The position of Gedling Borough

Council is based on the updates provided by the various infrastructure providers. The position of Ashfield District reflects their comments made previously on the Aligned Core Strategy in relation to infrastructure. The infrastructure requirements set out in **Appendix A** and Ashfield's previous comments were the subject of discussions between officers. Whilst it was noted that there was no disagreement about the comments made by providers (in **Appendix A**), it appears that the scope and nature of ADC's concerns remains unchanged. It is understood that ADC officers need to seek member input and will therefore provide a formal response in January 2014. The response will be forwarded to the Inspector and made available on the examination website when available. As such, at the present time, **Appendix C** comprises the draft 'statement of common ground' as requested by the Inspector.

- 2.9 It is clear that concerns regarding the impact on infrastructure have been raised by Ashfield District Council but these concerns do not reflect the feedback from other infrastructure providers, with whom there is a significant degree of agreement on the likely impacts and the scope of work undertaken at this strategic level. The concerns raised by Ashfield District Council have not, to date, been supported by evidence to demonstrate that impacts cannot be mitigated.
- 2.10 The requirement for infrastructure is a matter that will be explored further through the preparation of the Local Planning Document and we will continue to work closely with Ashfield District Council where appropriate. In any event, the emerging protocol ([BD/TRA/10](#)) will provide reassurance that Gedling Borough Council will look to mitigate impacts. Ashfield District Council's comments on the draft protocol ([BD/TRA/11](#)) indicate that they have concerns about the ability of the planning system to deliver the required mitigation but Gedling Borough Council are not in a position to influence the mechanisms by which infrastructure is provided.

### **3. Opportunities for the Redistribution of Housing**

- 3.1 The Inspector has raised concerns regarding the proposed distribution of new housing in Gedling Borough, and has noted that part of the solution could be to bring forward development at the former Gedling Colliery/Chase Farm site and at Teal Close. The two sites are considered further below:-

#### **Teal Close**

- 3.2 An application for 830 dwellings was submitted in May 2013 following a period of pre-application discussions. Through the course of assessing the submitted information a number of issues, such as employment protection, flooding and

highways impacts, have been overcome to the point that it is now considered possible to include the site as a Strategic Allocation in the ACS to come forward for development within the first 5 year period. It is expected that the planning application will be determined in January 2014.

- 3.3 While the planning application currently being determined is for 830 dwellings, only 430 of these are 'new' dwellings in terms of the ACS. Part of the Teal Close site is made up of the existing allocations from the GBC Replacement Local Plan which total 400 dwellings. The inclusion of Teal Close as a strategic allocation in the Aligned Core Strategy is supported by a Sustainability Appraisal (see appendix 4 of the Sustainability Appraisal document attached separately) and a Strategic Site Schedule (attached as **Appendix D**). The Site Schedule has been discussed and agreed with the applicants for the site as accurately setting out the infrastructure that is being requested to support the proposed development. The schedule has therefore been agreed by all relevant parties.
- 3.4 The extent of land put forward as a strategic allocation at Teal Close reflects the planning application boundary but it should be noted that this includes the existing area of protected open space within the Green Belt and does not result in any additional Green Belt release. It is considered that there is no scope at this stage to identify a larger parcel of land for future development in this location in the Aligned Core Strategy, as issues of flood risk, contamination, highways etc have not been resolved.

#### Gedling Colliery/Chase Farm

- 3.5 The site is currently allocated for 1120 dwellings within the GBC Replacement Local Plan ([BD/GBC/01](#)). Previously, difficulties with the funding for the required Gedling Access Road (GAR) have meant that it was not considered possible to include the site as deliverable within the ACS plan period. A housing figure of zero was, therefore, attached to the site in the Aligned Core Strategy although references to the site were retained in the plan to allow development to occur if funding came forward. Similarly, no account was taken of the existing Local Plan employment allocation in the Aligned Core Strategy.
- 3.6 Discussions regarding the various funding streams required to bring the site forward have now progressed further since the submission of the Aligned Core Strategy but there is still no certainty that all funding for the GAR is available. To include the Gedling Colliery/Chase Farm site in the Aligned Core Strategy housing numbers poses a risk, as failure to achieve the required funding would necessitate a review of the Local Plan which would be faced with similar sites and similar issues as now.

- 3.7 The Inspector has indicated that increases in capacity at the Gedling Colliery/Chase Farm site could, in part, assist with the distribution of housing across the borough and reduce the impact on Hucknall. It is therefore proposed that the Gedling Colliery/Chase Farm site is included in the Aligned Core Strategy as a strategic location for 600 dwellings to come forward towards the end of the plan period, plus an element of the employment land. The strategic location would continue to be part of a wider scheme that would come forward beyond the plan period. The progress that has been made on the various funding strands to bring forward the GAR and the emerging work programme for the development is set out in **Appendix E** and the appendix has been agreed with both the Homes and Communities Agency and County Highways. In addition, the document sets out additional monitoring arrangements to specifically consider what triggers and actions will be in place if monitoring shows that funding for the GAR is not forthcoming.
- 3.8 The inclusion of the Gedling Colliery/Chase Farm site as a strategic location in the Aligned Core Strategy is supported by a Sustainability Appraisal (see appendix 4 of the Sustainability Appraisal document) and a Strategic Site Schedule (attached as **Appendix F**).

#### Other sites

- 3.9 Paragraph 3.2.23 of the Aligned Core Strategy confirms that Gedling Borough Council remains committed to the long term policy of urban concentration and regeneration, which looks to accommodate growth in line with the following hierarchy:-
- a) The main built up area of Nottingham
  - b) Adjacent to the Sub Regional Centre for Hucknall
  - c) Key settlements identified for growth (Bestwood Village, Calverton and Ravenshead)
  - d) In other settlements, for local needs only
- 3.10 As much housing as is feasible has been located within and adjoining the main built up area. All sites assessed as suitable in the Strategic Housing Land Availability Assessment (SHLAA) are taken account of in this location.
- 3.11 SHLAA Assessments are made at a certain point in time based on the information to hand with the purpose of identifying barriers to development. In some cases these barriers may be capable of being overcome but at the point the assessment was made there was insufficient evidence to conclude that the sites could be considered suitable, available and achievable within the plan period. The Borough Council will continue to work with landowners to explore

how these barriers can be overcome. Any additional developments in the urban area could potentially be used to reduce the level of growth at the Key Settlements for Growth (in the context of the 'up to figures' for these locations) and this would be progressed through the preparation of the Local Planning Document.

- 3.12 The 2013 update to the Housing Trajectory ([BD/HOU/48](#)) shows that, taking account of a reduction of housing at North of Papplewick Lane, there are an additional 17 dwellings within the urban area.

#### Employment land situation

- 3.13 The Inspector's letter dated 22<sup>nd</sup> November asked the Council whether there is scope to reduce the amount of employment land around Hucknall.
- 3.14 The paper on employment land attached as **Appendix G** sets out how consideration of the need for employment land (both office and general industrial/warehousing) has been included in all scenarios and concludes that there is no scope to reduce employment land allocations if the ACS target is to be met.
- 3.15 The paper explains how employment land relating to the strategic allocations and locations at Top Wighay Farm, Teal Close and Gedling Colliery/Chase Farm have been taken into account in the Council's employment land supply figures.
- 3.16 The note also expands on the consideration of the impact of the Top Wighay Farm employment allocation on the Rolls Royce site being proposed by Ashfield District Council, as referred to in Question 11 of the Councils' Response to Matter 4 Statement. Ashfield acknowledge in their evidence base that the Top Wighay Farm Site is located close to the urban boundary to the north of Hucknall off the A611 and is likely to provide employment opportunities for the population of Hucknall if taken forward. The ACS Councils agree and consider that the Top Wighay Farm employment allocation will provide local employment opportunities for the Hucknall area and cannot be regarded as being in the same league as the strategic sub regional Rolls Royce site let alone be considered as a competitor site.

#### Conclusions

- 3.17 In total there are **1047** dwellings in the urban area which can be used to redistribute housing between the different areas of the Borough and reduce the amount around Hucknall and/or at Calverton and Ravenshead.

Source	No. of additional dwellings
Teal Close	430 dwellings
Gedling Colliery	600 dwellings
Other Sites	17 dwellings
<b>Total</b>	<b>1047 dwellings</b>

3.18 It is considered that there are no opportunities to reduce the amount of employment land around Hucknall.

#### **4. Scenario Testing**

##### **Generating Scenarios**

4.1 The scenarios tested are based on the following principles:-

1. The scenarios need to ensure the objectively assessed housing need of 7250 dwellings is met across the Borough as a whole;
2. There will be no increase in development around Hucknall or at Calverton and Ravenshead above that already identified in the ACS;
3. The scenarios are designed to assess impacts and guide decision making. As such, not every potential scenario will be tested and the final distribution of housing may be a combination of two or more scenarios;
4. As Top Wighay Farm and North of Papplewick Lane are strategic sites to be allocated in the ACS, the housing figures at these sites need to be based on realistic development options; and

4.2 Three broad scenarios have been tested:-

- Scenario A - 100% of the available reduction coming from around Hucknall (Top Wighay Farm, North of Papplewick Lane and Bestwood Village);
- Scenario B - 50% of the available reduction coming from around Hucknall and 50% coming from the villages of Calverton and Ravenshead; and
- Scenario C - 100% of the available reduction coming from the villages of Calverton and Ravenshead.

4.3 The additional 1047 dwellings identified above results in the following distributions:-

Scenario	Around Hucknall			Villages		
	ACS	Reduction	New Figure	ACS	Reduction	New Figure
<b>A</b>	1997	1047	950	1888	0	1888
<b>B</b>	1997	523	1474	1888	524	1364
<b>C</b>	1997	0	1997	1888	1047	841

4.4 Under each of the scenarios a decision was required on how to split the reduction between the sites or villages under each of the two options.



- 4.5 For 'Around Hucknall' decisions were based on the likely capacity of the two strategic sites. As such, alongside the current ACS position and a zero housing development option, the only options assessed at these locations have been
- Top Wighay Farm – the existing housing allocation (i.e. 595 dwellings)
  - North of Papplewick Lane – the submitted planning application (i.e. 300 dwellings).
- 4.6 Under Scenario A it was also necessary to test the impact of excluding each of the strategic sites from the ACS entirely. This has given rise to Scenario A1 (exclude North of Papplewick Lane) and Scenario A2 (exclude Top Wighay Farm). The remainder of the reduction has been taken from Bestwood Village.
- 4.7 For the villages of Calverton and Ravenshead it was decided to split the available reduction (i.e. 1047 or 524) between the two based on the proportion of new development allocated to them in the ACS. This results in roughly a split of 80% to Calverton and 20% to Ravenshead.
- 4.8 Following an initial review of the scenarios it was decided to add a further 'Hucknall Focussed' scenario. Scenario D was Hucknall focussed in that reductions were made in the first instance from around Hucknall. This scenario, however, reduced Bestwood Village to a level that is still considered appropriate for a Key Settlement for Growth, before reducing North of Papplewick Lane to the scale of the submitted planning application. Top Wighay Farm was maintained at the level proposed in the ACS. The remaining available reduction was then taken off Calverton and Ravenshead in line with the 80/20 approach outlined above.
- 4.9 The following table shows the implications of each of the scenarios where reductions are being considered. Full details of the different scenarios considered are set out as **Appendix H**.

	<b>A1</b>	<b>A2</b>	<b>B</b>	<b>C</b>	<b>D</b>
<b>Top Wighay Farm</b>	595	0	595	1000	1000
<b>North of Papplewick Lane</b>	0	450	450	450	300
<b>Bestwood Village</b>	326	471	400	518	200
<b>Calverton</b>	1216	1216	797	378	753
<b>Ravenshead</b>	343	343	238	134	227

#### Testing the Scenarios

- 4.10 Each of the Scenarios has been tested against the following factors:
1. Compliance with Aligned Core Strategy policies;
  2. Impact on infrastructure;
  3. Deliverability/Viability of strategic allocations;
  4. Sustainability Appraisal; and
  5. Five Year Housing Land Supply.



### Compliance with policies in the Aligned Core Strategy

- 4.11 As noted above, the Aligned Core Strategy adopts a strategy of urban concentration with regeneration with development focussed in the first instance on the main built up area of Greater Nottingham. As not all development needs can be met in this location, the Aligned Core Strategy then looks for development to be located adjacent to the edge of the Sub-Regional Centre of Hucknall. Following this, development is located at the three Key Settlements for Growth. It is considered that, in testing the scenarios, that compliance with the settlement hierarchy is important and that the hierarchy in the Aligned Core Strategy remains appropriate. The schedule attached as **Appendix I** summarises the context of these two locations. The facilities maps attached as **Appendix J** demonstrate the availability of and proximity to existing facilities for each of the existing proposals. Background statistics to Hucknall and the Key Settlements (attached as **Appendix K**) also help to provide context to the scenarios.
- 4.12 In assessing and comparing the scenarios, consideration was also given to how each scenario would contribute to the regeneration of these areas.
- 4.13 It is clear from the NPPF and recent appeal decisions that the Government attaches great importance to the Green Belt. Through the ACS hearings it was also proposed to include modifications to Policy 3 (Green Belt) to identify that, in making decisions about the sites to be developed to meet Policy 2, preference would be given to non-green belt sites. It is considered that an important test of the scenarios is how use will be made of non-green belt sites. The table below shows the split of new housing between different land typologies based on what is currently included in the ACS.

Site	Existing Housing Allocation	Other non-Green Belt land	Green Belt	Notes
Top Wighay Farm	500	500	0	Original allocation for 595 later reduced to 500 due to SINC designation.  Use of safeguarded land.
North of Papplewick Lane	0	450	0	Safeguarded land.  Planning application for 300 dwellings on part of the site submitted by the Co-operative Group 22 <sup>nd</sup> November 2013.
Bestwood Village	0	120	398	Range of options based on potential development of employment land alongside safeguarded land (safeguarded land capacity estimated at 120 dwellings).
		340	178	
Calverton	0	0	1216	1216 figure takes account of recent development of safeguarded land
Ravenshead	0	109	234	Application for part of safeguarded land currently being determined

4.14 Overall it can be seen that lower levels of development at Top Wighay Farm and North of Papplewick Lane would result in less opportunity to reduce the loss of Green Belt land at the three villages, notably Calverton.

4.15 The assessment and comparison of the scenarios also includes consideration of the broad implications for affordable housing and areas where needs for specific types of housing have been identified. This is especially relevant for Ravenshead which, as one of the more viable parts of Gedling Borough has a higher affordable housing requirement. Ravenshead also has an identified need for retirement properties.

4.16 It should be noted that some of the above policy issues have also been considered through the Sustainability Appraisal process.

### Impact on Infrastructure

- 4.17 One of the key issues discussed at the Hearing Sessions was the impact of the proposed levels of development on local infrastructure especially on highways, education and health facilities. The scenarios have been discussed with County Highways and County Education in order to assess the differing requirements of the scenarios and also identify potential costs. Information from County Highways has been received setting out the likely package of infrastructure works required to support strategic sites and their estimated cost and the broad impact on the scenarios tested. The comments received are summarised in **Appendix O**.
- 4.18 County Education has also confirmed the education requirements for each of the scenarios and cost assumptions and these are set out in **Appendix O** and included in the viability tests.
- 4.19 At the hearings it was acknowledged that information on the potential impact on health facilities was difficult to access. Further information on health provision and costs has been sought from Mansfield and Ashfield CCG (including a meeting with the CCG on 3<sup>rd</sup> December). Whilst the CCG had endeavoured to provide a response to include in this submission, no further information has been received. In the absence of further health information, an assumption has been made that all strategic allocations will need to contribute to GP provision and these costs are included in the appraisals (assumptions have been shared with the CCG).
- 4.20 Other forms of infrastructure do not appear to have had the same level of concern and have not been considered at this stage. In any event, the level of growth around Hucknall will remain the same as in the Aligned Core Strategy or go down, meaning that the assessments in the Infrastructure Delivery Plan continue to be robust. The updated requirements for infrastructure to support the existing proposals are set out in the schedule attached as **Appendix A**.

### Deliverability

- 4.21 A series of viability appraisals (using the updated infrastructure costs identified) have been undertaken for each of the strategic allocations. Where the cost of the required infrastructure and other requirements (such as affordable housing) does not match the cost of development, including a reasonable return to the developer and landowner, the site is not considered to be deliverable and cannot be taken forward. Consideration will also be given to whether lower affordable housing requirements could make the site viable.
- 4.22 The viability appraisals have been undertaken using assumptions (such as house prices/land costs) consistent with Gedling Borough Council's CIL viability work. A number of sensitivity tests have then been applied to demonstrate the impact of CIL contributions (and GBC's proposed Regulation 123 list), recent increases in house prices and construction costs. Summary results are set out at **Appendix L**

- 4.23 These are broad based viability tests. Where sites are marginal (+/-£1m) it should be noted that there is likely to be the potential for further refinement based on detailed proposals and actual, rather than estimated, costs (land values used are market land values which may be higher than actual costs incurred by a potential developer). The s106 assumptions are informed by information from service providers, but it should be noted that these would be subject to detailed negotiation and, when compared to contributions secured for other recent schemes, are generally higher, indicating that the appraisals are robust and may offer further flexibility. In essence, they are 'worst case scenario' costings.
- 4.24 The key results show that commercial development alone at Top Wighay is unviable due to the scale of infrastructure required. However, as both housing and commercial development effectively share transport infrastructure costs, commercial development could be delivered along with a housing scheme.
- 4.25 The appraisals suggest that the scale of development at Top Wighay needs to be in the order of 1,000 dwellings to produce a viable scheme and still deliver affordable housing. At North of Papplewick Lane, housing levels of around 300 are shown to be marginally unviable but it should be noted that the appraisal assumes the full transport cost to deliver this scheme in isolation. Should North of Papplewick Lane and Top Wighay be delivered together, elements of the transport infrastructure are mutually beneficial and offer potential for shared costs. A planning application for the North of Papplewick Lane site is currently under consideration which will be subject to a detailed transport assessment which will further refine costs. With regards to the Top Wighay Farm site, it should be noted that the potential for shared costs would not improve viability to the extent that a reduced number of dwellings at the site can be considered, due to the size of viability margin that is anticipated.
- 4.26 For Gedling Colliery/Chase Farm, the appraisal results for all scenarios are positive. This is due to the transport package being excluded from the development costs as the transport package will be funded from external sources.

#### Sustainability Appraisal

- 4.27 The Sustainability Appraisal document includes appraisals of the 'new sites' at Teal Close and Gedling Colliery/Chase Farm (at appendix 4 of that document) but also includes appraisals of each of the scenarios under consideration (at appendix 5 of that document). The appraisals are entirely consistent with the methodology used in previous appraisals and, as such, some of the issues addressed through the process also reflect policies in the Aligned Core Strategies.

#### Five Year Housing Land Supply

- 4.28 Paragraph 47 of the NPPF highlights the importance of local plans achieving a five year housing land supply. It is therefore important that, at a minimum, any

reduction scenario delivers a five year housing land supply. The 'staggered' trajectory and residual approach to dealing with an under supply has been used, for consistency with the most recently updated trajectory drafted for use at the hearing sessions ([BD/HOU/48](#)). Assessments for each scenario are attached as **Appendix M**. The implications for each scenario in terms of the Principal Urban Area/Non Principal Urban Area split are set out in **Appendix N**.

#### Conclusion of Scenario testing

4.29 The conclusions of the scenario testing (against the 5 criteria set out above) are provided in the tables attached as **Appendix O** and are summarised below:-

4.30 Scenario A1 (reduction from Hucknall, North Papplewick Lane site deleted) -

This scenario achieves a significant reduction in the cumulative impact on Hucknall and especially the impact on the local road network. The scenario does conflict with the settlement hierarchy and best use would not be made of the NET and Rail facilities located in Hucknall and of the number of other facilities (as set out in **Appendices I, J and K**). Whilst there would be some regeneration benefit in Bestwood village the scenario would also lead to a higher percentage of the new homes being built on Green Belt Land around Calverton and Ravenshead but there would be reduced loss of Grade 2 Agricultural Land due to the deletion of North of Papplewick Land.

4.31 The viability work at **Appendix L** concludes that the reduction in the level of housing proposed at the Top Wighay Farm site would result in the site being unviable.

4.32 Scenario A2 (reduction from Hucknall, Top Wighay Farm site deleted) - As with scenario A1, there is a significant reduction in the cumulative impact on Hucknall and the local road network. Again, there is conflict with the settlement hierarchy contained in the Aligned Core Strategy and best use is not made of the existing facilities in Hucknall. Deletion of the housing element at Top Wighay Farm leaves an employment site with none of the benefits that co-location would bring, but would reduce the impact on the SINCs located on this site. However, the viability work attached at **Appendix L** confirms that the employment site would not be viable if provided in isolation from any housing.

4.33 The difference between the Aligned Core Strategy and this scenario due to the reduction in growth at Bestwood Village is not considered significant; this will likely lead to Green Belt loss but would result in more regeneration benefits. In relation to Calverton and Ravenshead, this scenario results in the same scale of growth as scenario A1 and, therefore, the same conclusions can be reached. Additionally, this scenario results in the lowest five year housing land supply of the five scenarios tested although this remains above the six years required if there was deemed to be 'persistent under delivery' (i.e. a five year supply plus 20%).

4.34 Scenario B (reduction split between Hucknall and Key Settlements) - This scenario achieves some reduction from the areas around Hucknall which will

have positive benefits in terms of the cumulative impact. The retention of a mixed use site at Top Wighay Farm, albeit at a lower level than the Aligned Core Strategy, does result in the potential for internal trips but this scenario is ruled out on the basis that the viability work at **Appendix L** concludes that the reduction in the level of housing would result in the site being unviable.

- 4.35 As there are also reductions at Calverton and Ravenshead there will be a reduction in the impact on infrastructure at these locations. While formal viability assessments will be carried out as part of the part 2 Local Plan it is considered that the level of development in these two settlements is likely to be deliverable. There will also be a reduction in the amount of development on Green Belt land although there will still be a loss of Grade 2 Agricultural Land at North of Papplewick Lane.
- 4.36 Scenario C (reduction from Calverton and Ravenshead) - This scenario would not result in any reduction from around Hucknall and would, therefore, not lessen the impact on local infrastructure or the environment. The retention of the existing proposed levels of housing at the Top Wighay Farm and North of Papplewick Lane sites is supported by the viability work at **Appendix L**. It would accord more strongly with the settlement hierarchy although Ravenshead could be considered to be below the level of a 'Key Settlement for Growth'.
- 4.37 This scenario results in significant savings in terms of the loss of Green Belt land at Calverton and Ravenshead. The low level of housing at Ravenshead would negatively impact on the amount of affordable housing achieved in the Borough and would also reduce the potential for the provision of retirement accommodation. Bestwood Village, however, would receive no reduction which would result in higher regeneration benefits.
- 4.38 Scenario D (Hucknall focussed reduction) - While there is a reduction in the scale of development around Hucknall, the reductions come from Bestwood Village and a slight reduction at North of Papplewick Lane. The viability work at **Appendix L** shows that the reduction in number of houses at the North of Papplewick Lane site renders the site marginal and potentially not viable.
- 4.39 This scenario retains the full mixed use site at Top Wighay Farm which has the potential for internal trips and is likely the most cost effective option for the site. While the reduction of Bestwood Village does reduce the regeneration benefits this is balanced against the reduced loss of Green Belt land and the stronger alignment with the settlement hierarchy compared to Scenario A2. The reductions at Calverton and Ravenshead are similar to those considered under Scenario B are likely to be acceptable in infrastructure terms and also deliverable. This scenario also achieves the highest housing land supply (6.84 years) boosting housing supply as required by Paragraph 47 of the NPPF.

## **5. Overall conclusions**

- 5.1 In light of progress made since submission, it is recognised that there is scope to identify the Teal Close site as a strategic allocation and the Gedling



Colliery/Chase Farm site as a strategic location within the Aligned Core Strategy, as follows:-

Teal Close	430 dwellings (in addition to the 400 already accounted for)
Gedling Colliery/Chase Farm	600 dwellings

5.2 These amendments (in conjunction with the additional 17 dwellings arising from the 2013 update of the housing trajectory) result in a total of 1047 additional dwellings in the urban area, and can be used to redistribute housing between the different areas of the Borough in response to the Inspector's concerns.

5.3 The scenarios identified have been tested against the following factors:-

- 1) Compliance with Aligned Core Strategy policies;
- 2) Impact on infrastructure;
- 3) Deliverability/viability of strategic allocations;
- 4) Sustainability appraisal; and
- 5) Five year housing land supply.

5.4 **Appendix O** sets out the assessment of each scenario against these factors. The preferred scenario is Scenario D, ie

Top Wighay Farm	1000 dwellings
North of Papplewick Lane	300 dwellings
Bestwood Village	200 dwellings (plus 29 commitments)
Calverton	753 dwellings (plus 283 commitments)
Ravenshead	227 dwellings (plus 46 commitments)

5.5 This conclusion is reached on the basis that the scenario:-

- reduces impact north of Hucknall by 600 dwellings, through providing a smaller site at North of Papplewick Lane and a smaller strategic location at Bestwood village;
- achieves a balance of reductions between Hucknall and the villages but accords with the settlement hierarchy;
- makes use of safeguarded land and the accessible facilities in Hucknall;
- ensures a mixed housing/employment site at Top Wighay Farm;
- achieves the highest housing land supply of the scenarios tested;
- retains the full 1000 dwellings at Top Wighay Farm which is the only option that presents a potential opportunity to make any additional contribution over and above the identified infrastructure requirements to Ashfield District Council; and
- achieves a PUA/non PUA split of 56%/44%, in comparison to the Aligned Core Strategy split of 39%/61% (see **Appendix N**).

5.6 It is recognised that the preferred scenario D reduces the regeneration benefits at Bestwood Village.

5.7 Whilst the conclusions of the viability work do not expressly support the reduction of the North of Papplewick Lane site to 300 dwellings, the commentary on the viability work outlined above notes that the appraisal

assumes the full transport costs to deliver the scheme in isolation. However bringing forward the site in conjunction with the Top Wighay Farm site would recognise that elements of the transport infrastructure are mutually beneficial and offer potential for shared costs. Furthermore, a planning application is currently under consideration for the North of Papplewick Lane site which will further refine costs, and demonstrate deliverability.

- 5.8 It is recognised that there is a level of risk associated with the inclusion of the Gedling Colliery/Chase Farm site, as previously identified and as set out in **Appendix E**. However, this would be mitigated by the identification of safeguarded land through the emerging Local Planning Document and it is anticipated that this would include the areas of land at the three Key Settlements for Growth that are identified in the submission document and not subsequently allocated for development. The safeguarded land would only be brought forward for development through the preparation of a development plan document that identified the need for additional housing land.
- 5.9 It is confirmed that the 'up to figures' for the key settlements of Bestwood, Calverton and Ravenshead would be retained.
- 5.10 Gedling Borough Members have been made aware of the conclusions of this report regarding the approach to the redistribution of housing numbers in the Aligned Core Strategy and support the proposals being put forward for consideration by the Inspector.

## **Appendices**

- Appendix A – Infrastructure table
- Appendix B – Strategic Site Schedule for North of Papplewick Lane site
- Appendix C – Statement of Common Ground with Ashfield District Council
- Appendix D – Strategic Site Schedule for Teal Close
- Appendix E – Gedling Colliery/Chase Farm paper
- Appendix F – Strategic Site Schedule for Gedling Colliery/Chase Farm
- Appendix G – Employment land paper
- Appendix H – Scenarios tested
- Appendix I – Context schedule
- Appendix J – Facilities maps
- Appendix K – Background statistics
- Appendix L – Viability appraisals
- Appendix M – 5 year land supply assessment and trajectory for each scenario
- Appendix N – PUA/non PUA split for each scenario
- Appendix O – Scenario comparison tables



## Appendix A

Top Wighay Farm (1000 dwellings and 8.5ha of Employment Land)			
Infrastructure	IDP	Further Information	Further work
Transport	Access details developed. Planning permission granted for two junctions from A611/Wighay Road. Integrated transport/walking and cycling package required including potential link buses to Hucknall NET/train station.	<p>The TA would need to consider in detail a package of transport measures including;</p> <ul style="list-style-type: none"> <li>• Park &amp; Ride on site to offset background traffic flows (£2m likely to be required)</li> <li>• Frequent bus services to/from site and Hucknall Town Centre/ RHL/NET, Sherwood Business Park, Bulwell, Mansfield (£3m essential)</li> <li>• Travel Plan (£0.5m over 10 yrs essential)</li> <li>• Footway improvements and toucan crossings as necessary on local roads (£0.5m essential)</li> <li>• On and off site PT and cycling facilities (cost included above)</li> <li>• Highway works to A611/B6011 roundabout to facilitate access (£0.5m essential for site access)</li> <li>• Highway works to A611 to form a traffic signal controlled access junction (£1m essential for site access). Works to mitigate impacts through Linby and Papplewick including impacts at the B6011/B683 Griffins Head junction. (£0.25m essential)<sup>1</sup></li> <li>• Off-site highway works to mitigate impacts at junctions on the A611 plus consideration to improvements at Moor Bridge roundabout either singularly or in combination with other development sites. (£3m estimate)</li> <li>• Safeguarding for possible extension of NET</li> </ul> <p>Estimated cost £8.75m - £10.75m</p>	TA required as part of planning application. Contributions to be agreed as part of S106 discussions.

<sup>1</sup> Works to mitigate impacts through Linby and Papplewick should only be provided once, either from the Top Wighay Farm development or from North of Papplewick Lane development but not from both sites.

Utilities	<p><u>Electricity</u> – Update required to existing 33/11vK primary at Calverton, may also require new 33/11kV primary in the area. Depending on phasing new Bulk supply Point may be required.</p> <p><u>Waste water</u> - local upsizing likely to be required, subject to hydraulic modelling.</p> <p><u>Water supply</u> - extensive off-site mains may be required -approx 1.5km to Wood Lane and booster pumps</p> <p><u>Gas</u> – no abnormal requirements</p> <p><u>IT</u> – no abnormal requirements</p>		Further dialogue with Western Power and Severn Trent re phasing as details emerge.
Flooding and Flood Risk	No abnormal requirements		
Health	Contributions to be sought to support health care – likely to be in the form of a contribution to existing Hucknall surgeries (info from PCT awaited).	Assumptions indicate that maximum of 1.3 additional GPs required. Estimated upper cost £950,000	Contributions to be agreed as part of S106 discussions. Dialogue with CCG underway.
Education Provision	New Primary School to be provided on 1.5 ha site est cost £5-5.5m subject to an assessment demonstrating that the anticipated pupil yield cannot be accommodated in the existing school system through the extension or improvement of existing schools. Capacity to	New primary school estimated at £3.5m. Secondary school contribution estimated at £2.76m (160 secondary places required at £17,260 per place).	Contributions and phasing to be agreed as part of S106 discussions.

	expand existing secondary schools. Contributions required based on Notts County Education multiplier est. at £2.76m		
Police Services	No abnormal requirements		Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance	No abnormal requirements		Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire & Rescue	No abnormal requirements		Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	Nottinghamshire County Council are likely to seek contributions for a waste-recycling site. Est cost £500k		Contributions to be agreed as part of S106 discussions
Community Services	Close to existing local centres and Hucknall Town Centre. Potential to support town centre regeneration.		Further dialogue with Ashfield District Council as detailed proposals emerge.
Green Infrastructure	HRA screening record concluded scale of development would not be likely to have significant impact on any European site. Significant GI assets on site (2 x SINCS) provide opportunities for protection and enhancement of GI. Additional public open space to be provided		GI proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations.

	on site.		
Contamination	Report by ECUS (May 2006) recommends desk top survey followed by excavations to check for contamination. Only likely to apply to former brickworks on Wighay Road which is part of SINC and therefore likely to form part of protected GI area.		Desk top survey to inform masterplanning.
Other	<p>Potential archaeological sites within the allocated land.</p> <p>Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.</p>		<p>A programme of investigation will need to be agreed and the protection / enhancement of any remains.</p> <p>Further dialogue with adjacent Local Authorities (particularly highway, public transport and communities facilities).</p>
Heritage Assets	Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Areas at Linby and Papplewick, Scheduled Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby and Papplewick		Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets

North of Papplewick Lane (450 dwellings)			
Infrastructure	IDP	Further Information	Further work
Transport	Early Transport Assessment completed but requires updating. Site to be accessed via 2 of either Delia, Dorothy, Alison and Marion Avenues. Integrated transport/walking and cycling package required including links to Hucknall Station (NET/Train stops within 800m of parts of site).	<p>The TA would need to consider in detail a package of transport measures including;</p> <ul style="list-style-type: none"> <li>• Frequent bus services to/from site and Hucknall Town Centre/ RHL/NET. (£0.5m essential)</li> <li>• Travel Plan (£0.3m over 10 years essential)</li> <li>• Footway improvements and toucan crossings as necessary on local roads (£0.25m essential)</li> <li>• On and off site PT and cycling facilities (included above)</li> <li>• Highway works to Papplewick Lane to form right turn lane to the site access. (£0.5m essential for access)</li> <li>• Highway works to Papplewick Lane/B683 junction (£0.5m essential)</li> <li>• Highway Works to mitigate possible impacts through Papplewick including impacts at the B6011/B683 Griffins Head junction. (£0.25m essential)(see footnote 1)</li> <li>• Off site highway works to mitigate impacts at junctions on the A611 either singularly or in combination with other development sites. (£0.5m essential)</li> </ul> <p>Estimated cost £2-£3M</p>	Updated TA required. Confirmation of phasing required. Should the site be developed as two phases, third party land may be required. Contributions to be agreed as part of S106 discussions.
Utilities	<p><u>Electricity</u> – Uprating Hucknall to 40MVA required. Depending on phasing a new Bulk Supply Point may be required. Uprating works programmed by Western Power for completion by 2015.</p> <p><u>Waste water</u> – no abnormal constraints or requirements.</p> <p><u>Water supply</u> – no abnormal constraints or requirements.</p>		Early dialogue with Western Power required re phasing.

	<p><u>Gas</u> – no abnormal requirements</p> <p><u>IT</u> – no abnormal requirements.</p>		
Flooding and Flood Risk	A small part of the site is in Flood Zone 2 of the River Leen with the remainder of the site being in Flood Zone 1 with other smaller watercourses that run through the site. EA comment that site has an overall low flood risk.		Ongoing dialogue with EA re layout/ masterplanning and to maximise GI opportunities from flood areas.
Health	Likely that a financial contribution towards the expansion of existing primary health care surgeries will be required.	Assumptions indicate that maximum of 0.5 additional GPs required. Estimated upper cost £427,500	Contributions to be agreed as part of S106 discussions. Dialogue with CCG underway.
Education Provision	New Primary school to be provided on 1.1 ha site cost est £5 - 5.5m. Capacity to expand existing secondary school with contributions based on Notts County Education multiplier est cost is £1.65m.	New primary school estimated cost £3.5m. Secondary school contribution estimate £1.24m (72 secondary places required at £17,260 per place).	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements.		Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance	No abnormal requirements.		Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire & Rescue	No abnormal requirements.		Further dialogue on layout and mix of units required as detailed

			proposals emerge.
Waste Management	No abnormal requirements.		Further dialogue as detailed proposals emerge.
Community Services	Close to existing local centre and Hucknall Town Centre. Potential to support town centre regeneration.		Further dialogue with Ashfield District Council as detailed proposals emerge.
Green Infrastructure	Significant GI assets on site. Opportunities to protect and enhance GI on eastern part of site close to River Leen. Public open space of approx. 1.6ha to be provided on site with commuted sum for maintenance.		GI proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations.
Contamination	No abnormal requirements.		
Other	<p>If progressed as two phases land acquisition required for access.</p> <p>Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.</p>		<p>Further review following confirmation of development phases.</p> <p>Further dialogue with adjacent Local Authorities (particularly re highway, public transport and communities facilities).</p>
Heritage Assets	Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Area at Linby, Scheduled Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby.		Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets

<b>Bestwood Village (up to 500 dwellings)</b>			
<b>Infrastructure</b>	<b>IDP</b>	<b>Further Information</b>	<b>Further work</b>
Transport	Transport modelling underway. Integrated transport/ walking and cycling package required.	<p>The TA would need to consider in detail a package of transport measures including;</p> <ul style="list-style-type: none"> <li>• Frequent bus services to/from site and Hucknall/Arnold/Nottingham and Bulwell.(£1m essential)</li> <li>• Travel Plan (£0.5m over 10 yrs essential)</li> <li>• Footway improvements and toucan crossings as necessary on local roads (£0.25m essential)</li> <li>• On and off site PT and cycling facilities</li> <li>• Site access and off-site highway works to mitigate the impact of the residual development traffic as per Transport Assessment. (£0.5m essential)</li> </ul> <p>Estimated cost £2.25m - £3m</p>	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p>Waste water - upsizing of sewers is likely to be required, subject to hydraulic modelling.</p> <p>Water supply – no abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Electricity – Updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required</p> <p>IT – no abnormal requirements.</p>		<p>Further dialogue with Severn Trent when phasing details emerge.</p> <p>Further dialogue with Western Power and Severn Trent when phasing details emerge.”</p>
Flooding and	Watercourse located to the west of		Further dialogue with



Flood Risk	the settlement - low flood risk.		EA as detailed location and layout emerges.
Health	TBC	Assumptions indicate that maximum of 0.7 additional GPs required. Estimated upper cost £492,100	Dialogue with CCG underway. Capacity issues to reviewed as detailed proposals emerge.
Education provision	A new primary school may be required to accommodate school places for both the existing population and new growth. Contributions to the school from new development would be proportionate to school places generated by the new development – the estimated cost for a new primary school on a 1.1ha site is £5-5.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £1.6m.	New primary school at £3.5m. Secondary school provision contribution estimate £1.43m (83 Secondary Places required at £17,260 per place).	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police	No abnormal requirements		Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance	No abnormal requirements		Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue	No abnormal requirements		Further dialogue on layout and mix of units

			required as detailed proposals emerge.
Waste Management	No abnormal requirements		Further dialogue on detailed proposals
Community Services	No abnormal requirements		Further dialogue on detailed proposals
Green Infrastructure	HRA screening record concluded the scale of development proposed at Bestwood would not be likely to have significant impact on any European site.		Masterplanning to identify opportunities for enhanced GI and public open space.
Contamination	Bestwood landfill and various waste licences present		Appropriate desk top studies/further investigation as required.
Heritage	Conservation Area, Scheduled Ancient Monument and Listed Buildings present in and around Bestwood Village		Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Potential coal mining legacy issues		Further review as detailed proposals emerge and further dialogue with the Coal Authority

<b>Calverton (up to 1300 dwellings)</b>			
<b>Infrastructure</b>	<b>IDP</b>	<b>Further Information</b>	<b>Further work</b>
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	<p>The combined TA would need to consider in detail a package of transport measures including:</p> <ul style="list-style-type: none"> <li>Frequent bus services to/from site and Arnold/Nottingham (£2m essential)</li> <li>Travel Plan (£0.75m over 10 years essential)</li> </ul>	Transport assessment and further highway requirements to be developed as part of master-planning work.

		<ul style="list-style-type: none"> <li>• Footway improvements and toucan crossings as necessary on local roads (£0.5m essential)</li> <li>• On and off site PT and cycling facilities</li> <li>• Local access junctions to serve site and of-site highway works to mitigate the impact of the residual development traffic as per the combined Transport Assessment (£10m estimate)</li> </ul> <p>Estimated cost £13-£14m</p>	
Utilities	<p><u>Electricity</u> – Updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required</p> <p><u>Waste Water</u> - upsizing of sewers is likely to be required, subject to hydraulic modelling.</p> <p><u>Water Supply</u> - Capacity available within the network system, but some reconfiguration of the local distribution network will be necessary depending on programme of development</p> <p><u>Gas</u> – no abnormal requirements</p> <p><u>IT</u> – no abnormal requirements</p>		<p>Further dialogue with Severn Trent following confirmation of location and phasing of development.</p> <p>Further dialogue with Western Power and Severn Trent when phasing details emerge.</p>
Flooding and Flood Risk	The strategic location falls outside of the flood zone but a watercourse runs along the northern boundary of the site which has an associated flood zone. The flood zone may be		EA advise that a hydrological assessment of the watercourse is recommended to inform

	misaligned away from the watercourse.		<p>a site-specific Flood Risk Assessment. No built development should then take place within that part of the site shown to be at flood risk by the site specific Flood Risk Assessment.</p> <p>Layout to include an appropriate easement from the watercourse and SUDS to be incorporated into the scheme.</p> <p>Further dialogue with EA required as detailed location and layout of development emerges.</p>
Health	To be confirmed	Assumptions indicate that maximum of 1.6 additional GPs required. Estimated upper cost £1,155,200	Dialogue with CCG underway
Education provision	<p>Potential capacity for expansion of existing primary school within Calverton but requires further analysis of constraints. If not possible a new primary school may be required. Potential costs range from £3.6m based on standard multiplier to approximately £5.5m for new school.</p> <p>Potential capacity to expand existing secondary schools but</p>	New primary school estimate cost £3.5m. Secondary school provision contribution estimate £3.35m (194 Secondary Places required at £17,260 per place).	<p>Further review of potential for expansion underway by education colleagues.</p> <p>Requirements to be reviewed in light of future pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school</p>

	requires further analysis. Some reconfiguration may be required which may require contributions over the standard multiplier costs. Costs based on Notts County Education multiplier est at £3.6m		capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police	No abnormal requirements.		Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance	No abnormal requirements.		Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue	No known abnormal requirements.		Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No known abnormal requirements.		Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.		Further dialogue as detailed proposals emerge.
Green Infrastructure	A Habitats Regulation Assessment Screening Report has been undertaken relating to a prospective Special Protection Area near to Calverton. The Screening Report concludes that potential significant effect		Masterplanning and planning applications to include appropriate mitigation measures (full details set out in the David Tyldesley and Associates

	cannot be ruled out without the implementation of a mitigation strategy.		<p>Screening Record Feb 2012) including:</p> <ul style="list-style-type: none"> <li>• Management of car parking provision in the vicinity of the prospective SPA habitat;</li> <li>• Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386;</li> <li>• Maintaining further use of arable fields on the perimeter of Watchwood Plantation;</li> <li>• Maintaining the integrity of the fence along the B6386;</li> <li>• Provision of Suitable Alternative Green Space (SANGS);</li> <li>• Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites;</li> <li>• Reviewing the alignment of footpaths in the plantations relating to the location</li> </ul>
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			<p>of breeding territories;</p> <ul style="list-style-type: none"> <li>• Provision of good quality information for walkers and dog walkers.</li> <li>• Review of mitigation measures should the prospective SPA be confirmed</li> <li>• Establishing a forum to explore co-ordination of activities to maximise recreational potential without significant adverse impact on breeding populations.</li> <li>• Ongoing dialogue with neighbouring Local Authorities regarding 'in-combination' effects.</li> </ul>
Contamination	Proximity to landfill sites, Calverton Colliery and several sites with waste management licences.		Appropriate desk top studies/further investigation as required.
Heritage	Proximity to Scheduled Ancient Monuments. Conservation Area and Listed Buildings present in and around Calverton.		Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Potential coal mining legacy issues		Further review as detailed proposals emerge and further dialogue with the Coal Authority.

Ravenshead (up to 330 dwellings)			
Infrastructure	IDP	Further Information	Further work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	<p>The TA would need to consider in detail a package of transport measures including;</p> <ul style="list-style-type: none"> <li>• Frequent bus services to/from site and Mansfield/Nottingham.(£1m essential)</li> <li>• Travel Plan (£0.5m over 10 yrs essential)</li> <li>• Footway improvements and toucan crossings as necessary on local roads (£0.25m essential)</li> <li>• On and off site PT and cycling facilities</li> <li>• Highway works to form site accesses and any necessary off-site highway works to mitigate the impact of the residual development traffic as per TA. (£1.0m essential)</li> </ul> <p>Estimated cost £2.5m - £3.0m</p>	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p><u>Electricity</u> – Updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required</p> <p><u>Waste Water</u> - Low/ Medium impact, upsizing of sewers likely to be required for large sites to the south. Sites to the north and smaller sites unlikely to cause too many issues, subject to hydraulic modelling.</p> <p><u>Water Supply</u>. The Kighill site may require extensive off site mains otherwise capacity can be provided from the outlet of local booster</p>		<p>Further dialogue with Severn Trent following confirmation of location and phasing of development.</p> <p>Further dialogue with Western Power and Severn Trent when phasing details emerge</p>



	<p>pumps.</p> <p><u>Gas</u> – no abnormal requirements.</p> <p><u>IT</u> – no abnormal requirements.</p>		
Flooding and Flood Risk	No abnormal requirements.		
Health	To be confirmed.	Assumptions indicate that maximum of 0.4 additional GPs required. Estimated upper cost £325,850	Dialogue with PCT underway
Education provision	<p>Current information suggests sufficient capacity within primary schools to accommodate growth.</p> <p>Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £1.21m</p>	Primary school contribution estimate £824,760 (72 primary places required at £11,455 per place). Secondary school contribution estimate £949,300 (55 Secondary Places required at £17,260 per place)	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of local school capacity when proposals emerge and to confirm if contributions to expand existing schools are required.
Police	No known abnormal requirements.		Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance	No known abnormal requirements.		Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue	No known abnormal requirements.		Further dialogue on layout and mix of units

			required as detailed proposals emerge.
Waste Management	No known abnormal requirements.		Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.		Further dialogue as detailed proposals emerge.
Green Infrastructure	HRA Screening Report confirmed the scale of development proposed for Ravenshead would have no significant impact on any European site.		
Contamination	No abnormal requirements.		
Heritage	Proximity to Historic Park and Garden at Newstead Abbey. Special Character Area between Sheepwalk Lane and Mansfield Road (A60). Listed Buildings present around Ravenshead		Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets

## Appendix B

### North of Papplewick Lane (Gedling)

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	Development Area approximately 10 hectares. The planning application also includes land outside the strategic allocation in the same ownership to the north east which is to remain in the Green Belt for surface water attenuation.
Housing Units	300
Indicative Housing Mix	30% affordable housing
Employment Uses	None
Other Uses	Education, green infrastructure
Ownership/Developer	Willing owner. Planning application has been submitted on behalf of the Co-operative Group for 300 houses on 15.7 ha which includes additional land outside of the allocation for an Ecological Park which will be made available to the public.

#### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>A Transport Assessment has been completed as part of the planning application by the Co-operative Group. The assessment utilised the highways model for Hucknall prepared and supported by Nottingham County Council and verified by MVA Consultancy.</p> <p>Integrated transport/walking and cycling package required including links to Hucknall Station (NET/Train stops within</p>	<p>Contributions to highway mitigation and integrated transport/walking and cycling package be agreed as part of S106 discussions.</p>

Infrastructure	Summary Assessment	Further Work
	<p>800 m of parts of the site).</p> <p>TA provided as part of planning application for 300 dwellings. The Co-operative Group Site is to be accessed from Papplewick Lane.</p>	
Utilities	<p>Electricity - Update required to existing 33/11vK primary at Calverton, may also require new 33/11kV primary in the area. Depending on phasing new Bulk Supply Point may be required.</p> <p>Waste water – no abnormal constraints or requirements.</p> <p>Water supply – no abnormal constraints or requirements.</p> <p>Gas – no abnormal requirements</p> <p>IT – no abnormal requirements.</p>	Early dialogue with Western Power required re phasing.
Flooding and Flood Risk	<p>According to the Environment's Agency Flood Zones a small part of the site is in Flood Zone 2 of the River Leen with the remainder of the site being in Flood Zone 1 with other smaller watercourses that run through the site. EA comment that site has an overall low flood risk.</p> <p>A detailed flood risk assessment has been submitted with the Planning application. Following a successful challenge by the Co-operative Group's consultants to the EA's Flood Zone, the extent of Flood Zone 2 has been revised in consultation with the EA. Approximately, 1% of the site is now located in Flood Zone 2 and the remainder is in Flood Zone 1. The sequential test has been satisfied because there are no other suitable sites available which would meet the housing requirement at a lower flood risk.</p>	<p>A sustainable drainage strategy will be required including the use of attenuation ponds to the north east of the development site along the Lean Corridor. The north east field adjoining the developable part of the site is to remain in Green Belt. For the parts of the site which cannot be drained into ponds a tank storage system will be required. The Flood Risk Assessment submitted as part of the planning application details that the risk from groundwater flooding is less than 25%. Additional site specific ground investigations may be required to provide information to accurately quantify risk of groundwater flooding.</p>

Infrastructure	Summary Assessment	Further Work
	Within the site only amenity and open space would occupy the small part of the site in Flood Zone 2.	
Health	Likely that a financial contribution towards the expansion of existing primary health care surgeries will be required.	Contributions to be agreed as part of S106 discussions.
Education	New Primary school to be provided on 1.1 ha site cost est £3.5m, subject to an assessment demonstrating that the anticipated pupil yield cannot be accommodated in the existing school system through the extension or improvement of existing schools. Capacity to expand existing secondary school with contributions based on Nottinghamshire County Education multiplier estimated cost is £1.24m.	Following consultation with the Education Authority land is set aside for an annex primary school. Details to be confirmed through the planning application process.
Police Services	No abnormal requirements.	Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required.
Ambulance Services	No abnormal requirements.	
Fire and Rescue Services	No abnormal requirements.	
Waste Management	No abnormal requirements.	
Community Services	Close to existing local centre and Hucknall Town Centre. Potential to support town centre regeneration.  The planning application includes supporting information	

Infrastructure	Summary Assessment	Further Work
	<p>which sets out the benefits of the development in terms of helping regeneration in the town centre.</p>	
<p>Green Infrastructure/ Open Space</p>	<p>Significant GI assets on site. A significant proportion of the existing hedgerows will be retained and will form GI routes along the northern boundary. There will be a 30m buffer from the River Leen Corridor to provide public open space and pedestrian routes in this area. Additional GI is provided from Papplewick Lane through the site. Public open space of approx. 1.6ha to be provided on site with maintenance via a Management Company or through a commuted sum payment.</p> <p>Planning application extends the outline area to include the field to the north east of the safeguarded land which is required for surface water attenuation. The indicative masterplan includes a network of new attenuation ponds in this north eastern area close to the Lean Corridor. A 30 m buffer strip along the Lean Corridor is also to be maintained.</p> <p>The area of land to be used for attenuation ponds will include significant landscaping and a network of green infrastructure to create an Ecological Park which will be open to the future and existing community. This area of land totals nearly 5ha and constitutes additional off site Public Open Space.</p>	<p>Further details to be agreed as part of planning application process.</p>
<p>Contamination</p>	<p>No abnormal requirements.</p>	

Infrastructure	Summary Assessment	Further Work
Heritage Assets	<p>Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Areas at Linby and Papplewick, Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby and Papplewick. There are no 'on-site' heritage assets.</p> <p>As part of the planning application an Archaeological Geophysical Survey was completed. This showed that no anomalies of archaeological potential have been identified and the archaeological potential of the site is assessed as being low.</p>	<p>A landscape and visual impact Assessment has been prepared as part of the planning application which concludes the development will not have a significant adverse impact on surrounding areas. Any further details to be progressed as part of planning application.</p>
Other	<p>Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.</p> <p>The Co-operative Group has secured access to their land from Papplewick Lane as proposed in the planning application.</p>	<p>Further dialogue with adjacent Local Authorities (particularly re highway, public transport and communities facilities) to help inform S106 discussions.</p>

Indicative Assessment
<p>No major constraints to physical site delivery are identified. The site is close to the administrative boundaries of Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities is awaited.</p>

## **Appendix C**

### **Statement of Common Ground**

Introduction

Section 1: Matters not in dispute

Section 2: Matters in dispute

Section 3: Proposed Changes and Ashfield District Council Response

#### **INTRODUCTION**

This Statement of Common Ground (SOCG) has been prepared in response to issues raised by the Inspector following hearing sessions for the Aligned Core Strategy Examination and in particular the concerns raised by Ashfield District Council (ADC) regarding the impact of development proposals on the Hucknall area of Ashfield. This statement seeks to clarify firstly those matters between Gedling Borough Council (GBC) and ADC which are not in dispute and secondly those matters that are disputed between the two Councils.

In preparing this statement, GBC has sought to clarify its position and taken account of further updates from infrastructure providers as necessary in support of its position. GBC officers met with ADC officers at a meeting on 10<sup>th</sup> December 2013 to discuss the draft SOCG and ADC will respond to the updated information provided by GBC once they have had an opportunity to discuss it with their members early in the New Year. The concerns attributed to ADC therefore reflect their position as set out in the representations to the Publication Draft Aligned Core Strategy (ACS) and at the recent examination hearings.

The third section of this document highlights the proposed changes to reduce the number of dwellings in the Hucknall area.



## **1.1 MATTERS NOT IN DISPUTE**

- 1.2 Top Wighay Farm is allocated under Policy H6 in the adopted Gedling Borough Replacement Local Plan (GBRLP) for 595 dwellings and 9 hectares of employment land. The original allocation was later reduced to 500 due to the designation of a Site of Importance for Nature Conservation. Safeguarded land is also designated at Top Wighay Farm under GBRLP Policy ENV31, part of which is included within the strategic allocation for Top Wighay Farm in the Submission Version of the Aligned Core Strategy.
- 1.3 The North of Papplewick Lane site is designated as safeguarded land in the adopted GBRLP under Policy ENV31. This policy designation provides that land shall be safeguarded from inappropriate development until a future local development document is adopted that proposes it for development.
- 1.4 A planning application for 300 homes, education provision, public open space and attenuation ponds with access from Papplewick Lane was submitted on 22<sup>nd</sup> November 2013 to both GBC and ADC (the access is located within ADC and involves the demolition of 3 properties on Papplewick Lane).
- 1.5 Land is also safeguarded under GBRLP Policy ENV31 adjacent to Bestwood Village situated off Moor Road.
- 1.6 The Secretary of State issued a Direction on 9<sup>th</sup> July 2008 which “saved” certain policies set out in the GBRLP including amongst others policies H6 and ENV31 and these policies remain part of the adopted development plan for the area.
- 1.7 Hucknall was identified as a Sub-Regional Centre in the East Midlands Regional Plan which was approved in March 2009 and subsequently revoked in 2013.
- 1.8 The Aligned Core Strategy Submission Version was approved by GBC on 13<sup>th</sup> February 2013 and submitted for examination on 7<sup>th</sup> June 2013.
- 1.9 The Aligned Core Strategy contains Policy 2 which allocates Top Wighay Farm and North of Papplewick Lane as strategic site allocations for 1,000 homes plus 8.5 ha of employment land and up to 600 homes respectively.
- 1.10 Neither the Top Wighay Farm site or the North of Papplewick Lane site are located on land designated as Green Belt.
- 1.11 Bestwood Village is identified in Aligned Core Strategy Policy 2 as a key settlement for growth for up to 500 additional homes.
- 1.12 Both the Top Wighay Farm site and the North of Papplewick Lane sites adjoin the Hucknall urban area and are located within GBC, but are situated close to the administrative border with ADC.

1.13 The Aligned Core Strategy has been subject to a number of consultative stages as follows:

- Aligned Core Strategy Issues and Options Paper June 2009 (consultation period was 15/06/09 until 31/07/09);
- Aligned Core Strategy Option for Consultation (consultation period 15/02/10 until 12/04/10);
- Housing Provision Position Paper and Climate Change Policy consultation (consultation period Monday 25/07/11 until 03/10/11);
- Locally Distinct Housing Issues for Gedling Borough (consultation period 25/07/11 until 03/10/11); and
- Publication Draft Aligned Core Strategy (consultation period 11/06/12 until 23/07/12).

1.14 Extensive consultation has taken place with Duty to Cooperate Bodies and infrastructure providers. This includes:

- Local planning authorities including Nottinghamshire County Council (including as Local Education Authority (LEA) and as Highways Authority), Derbyshire County Council, ADC, Newark and Sherwood District Council;
- Environment Agency;
- English Heritage;
- Natural England;
- Civil Aviation Authority;
- Homes and Communities Agency;
- Primary Care Trusts subsequently replaced by Clinical Commissioning Groups;
- Network Rail;
- Highways Agency;
- D2N2 Local Economic Partnership; and
- Local Nature Partnership

1.15 Other infrastructure providers consulted includes:

- Public transport operators (Nottingham Express Transit, bus and rail operators);
- Severn Trent Water;
- National Grid, National Grid Gas Distribution, Western Power, British Gas, Nottingham Energy Partnership and Enviroenergy;
- Nottinghamshire Police; and
- Nottinghamshire Fire and Rescue Services.

1.16 Dialogue with infrastructure providers indicates that there are no “showstoppers” in terms of critical infrastructure requirements. Generally all infrastructure providers agree that the level of detail is appropriate for a Core

Strategy. There are no fundamental objections outstanding from either the Duty to Cooperate Bodies and service providers as the few objections originally made from some of these bodies have now been withdrawn.

1.17 Whilst ADC have no disagreement with the comments made by providers, the scope and nature of ADC's concerns about infrastructure remain unchanged and cover the following types of infrastructure:

- Strategic transport;
- Health and Local Services;
- Education; and
- Community facilities.

1.18 ADC has not commented through the different consultation stages of the plan on the following types of infrastructure:

- Water;
- Energy;
- Digital Infrastructure;
- Flooding and flood risk (although officers have indicated that they may now wish to make comments);
- Emergency services;
- Waste management;
- Green infrastructure and biodiversity; and
- Heritage assets.

## 2.1 MATTERS IN DISPUTE

### ADC's Position

2.2 In relation to strategic transport provision, ADC contends that:

- Top Wighay Farm is only suitable subject to a tram (NET) extension.
- No site specific highway improvements are identified and the Infrastructure Delivery Plan indicates that this will be dealt with at the planning application stage. Given the potential combined impact on highways from development it is important to identify a mitigation strategy prior to any planning application.
- The transport assessment Part 1 is a comprehensive assessment but underestimates residential development in Hucknall.
- Parts 2 – 4 of the transport assessment were not available early enough.
- No improvements to rail facilities are identified.
- The Ashfield Transport Study 2013 Update identifies that the combined impact of the development around Hucknall will require improvements to a number of junctions on the A611. Contributions should be made from sites in both ADC and GBC. The indicative costs of junction improvements in Hucknall equates to a minimum of £1.5 million.
- No firm plan for bus service from Top Wighay Farm to Hucknall.
- The Infrastructure Delivery Plan does not confirm whether bus services will be improved in relation to North of Papplewick Lane.
- Unclear what plans are in place to ensure that public transport and highway infrastructure schemes are delivered at an early stage.

2.3 In relation to education, ADC contends that:

- A total of 4,066 dwellings proposed in Ashfield and on the edge of Ashfield in Gedling generate 854 primary and 651 secondary school places.
- Will the proposed developments at Top Wighay Farm and North of Papplewick Lane meet the requirements for on-site primary school Provision as set out in the Aligned Core Strategy (ACS)?
- It is unclear if the County Council is looking for developers to provide land for the schools on the two sites.
- It is unclear about total build costs for the primary schools at both Top Wighay Farm and North of Papplewick Lane.
- In respect of secondary school place provision, ADC notes that the Infrastructure Delivery Plan states that there is expected capacity within existing schools. In relation to the 651 required secondary school places, there are two secondary schools in Hucknall - National Academy CofE (no scope to physically expand) and National Academy of Holgate (unclear if could accommodate requirements).

- 2.4 In relation to health, ADC considers that there is no indication of the potential impact of the Gedling sites in relation to doctors' surgeries, dental practices and other health providers. ADC also queries how the requirement for health and community provision might impact on the viability of schemes at Top Wighay and North of Papplewick Lane. ADC has also stated that the Aligned Core Strategy does not examine the need for community facilities.
- 2.5 ADC has indicated that they wish to make additional comments on flooding issues.

#### GBC's Position on Top Wighay Farm site

##### *Strategic transport*

- 2.6 GBC notes that the infrastructure providers consider that the information provided is about the right level of detail for a core strategy. In particular it is not necessary or reasonable to request a highways mitigation strategy in advance of a planning application as a detailed transport assessment will be required as part of the planning application as for example, like the one now submitted for North of Papplewick Lane. Following dialogue and updates from infrastructure providers, GBC contend that for Top Wighay Farm the position is as follows:
- There is no requirement for any single large infrastructure scheme such as the tram (NET).
  - A park and ride facility should be provided on site to offset background traffic flows (likely to be required £2 m).
  - That frequent bus services are required to/from site and Hucknall Town centre/Robin Hood Line/tram (NET), Sherwood Business Park, Bulwell, Mansfield (£3 million essential) .
  - Provision of a travel plan (£0.5 m over 10 years essential).
  - On and off site public transport and cycling facilities will need to be provided.
- 2.7 More specifically, the transport assessment would need to consider:
- Highway works to the A611 to form a traffic signal controlled access junction (estimated at £1 million essential for site access).
  - Works to mitigate impacts through Linby and Papplewick including impacts at the B6011/B683 Griffins Head Junction (£0.25 million essential)<sup>1</sup>.
  - Offsite highways works to mitigate impacts at junctions on the A611 plus consideration to improvements at Moor Bridge roundabout either singularly or in combination with other development sites (£3 million estimate).

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<sup>1</sup> Works to mitigate impacts through Linby and Papplewick should only be provided once, either from the Top Wighay Farm development or from North of Papplewick Lane development but not from both sites.

- Safeguarding a route for possible extension of the NET.

2.8 Total cost of transport measures is estimated at between £8.75 m - £10.75m.

#### *Education*

2.9 The Local Education Authority has confirmed that a new primary school is required on site estimated at £3.5 m. Secondary school contributions are estimated at £2.76 million (based on 160 secondary school places required at £17,260 per place).

#### *Health*

2.10 Based on the assumption that a maximum of 1.3 additional GPs are required, it is estimated that the maximum cost would be £950,000.

#### *Community Facilities*

2.11 The site is close to existing local facilities and Hucknall Town centre. However, GBC will seek further dialogue with ADC on this issue as detailed proposals emerge.

#### *Flooding*

2.12 The Top Wighay Farm site is not at risk of flooding.

#### GBC's Position on North of Papplewick Lane site

2.13 A detailed Transport Assessment is required and will need to consider:

- Frequent bus services to/from site and Hucknall Town Centre/Robin Hood Line/Nottingham Express Transit (£0.5 m essential).
- Provision of a travel plan (£ 0.3 m over 10 years essential).
- Footway improvements and toucan crossings as necessary on local roads (£0.25 m essential).
- On and off site public transport and cycling facilities.
- Highway works to Papplewick Lane to form right turn lane to the site access (£0.5 m essential for access).
- Highway works to Papplewick Lane/B683 junction (£0.5 m essential).
- Highway works to mitigate possible impacts through Papplewick including impacts at the B6011/B683 Griffins Head junction (£0.25 m essential see footnote).
- Offsite highway works to mitigate impacts at junctions on the A611 either singularly or in combination with other development sites (£0.5 m essential).

2.14 The total estimated cost of transport measures is between £2 and £3 million.

- 2.15 A planning application has been submitted for North of Papplewick Lane and a Transport Assessment has been completed which utilised the highways model for Hucknall prepared and supported by Nottinghamshire County Council. The contributions to highway mitigation and integrated transport/walking and cycling package are to be agreed as part of section 106 discussions and this will also seek to secure that improvements to public transport at an early stage of development.

#### *Education*

- 2.16 The Local Education Authority has again confirmed that a new primary school is required on site estimated at £3.5 m. Secondary school contributions are estimated at £1.24 m (based on 72 secondary school places required at £17,260 per place).

#### *Health*

- 2.17 Based on an assumption that a maximum of 0.5 additional GPs is required, then it is estimated that the maximum costs would be up to £427,000.

#### *Community facilities*

- 2.18 The site is close to existing local facilities and Hucknall Town centre. However, GBC will seek further dialogue with ADC on this as detailed proposals emerge.

#### *Flooding*

- 2.19 A site specific flood risk assessment has been submitted with the planning application. This states that the Environment Agency's indicative flood zone maps were successfully challenged by the Co-operative Group and the extent of Flood Zone 2 has been revised. Only 1% of the site is in Flood Zone 2 with the remainder in Flood Zone 1. Within Flood Zone 2 only water compatible uses are proposed. In terms of surface water runoff, the planning application indicates that sustainable drainage system will be required including attenuation ponds to the north east of the development. The flood risk assessment indicates that the risk from groundwater flooding is less than 25% but additional site specific ground investigations may be required to accurately quantify risk.

### **3.1 Proposed Changes and areas remaining in dispute**

3.2 In response to the Inspectors comments and concerns raised by Ashfield and residents close to Hucknall, GBC have reviewed the distribution of housing in and around Hucknall considering impacts on infrastructure and site viability. A range of scenarios have been considered and the following changes are proposed.

- To reduce the North of Papplewick Lane site from an additional 600 to 300 dwellings.
- To reduce the amount of housing allocated at the Bestwood Village from up to 500 additional dwellings to up to 200 additional dwellings.

3.3 Ashfield District Council has yet to formally respond to the updated information and clarifications provided on infrastructure requirements as set out in Appendix A and also on this SOCG, albeit that this SOCG reflects information provided by ADC through representations to date and subject to discussions at the recent meeting on 10<sup>th</sup> December 2013.



## Appendix D

### Teal Close (Gedling)

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	Development area approximately 48 ha
Housing Units	830
Indicative Housing Mix	affordable housing to be confirmed as part of section 106 discussions
Employment Uses	7 ha
Other Uses	Local Centre, community building, care home, education, formal and informal recreation and green infrastructure
Ownership/Developer	Proactive owner, planning application submitted

### IDP Constraints/Requirements Summary

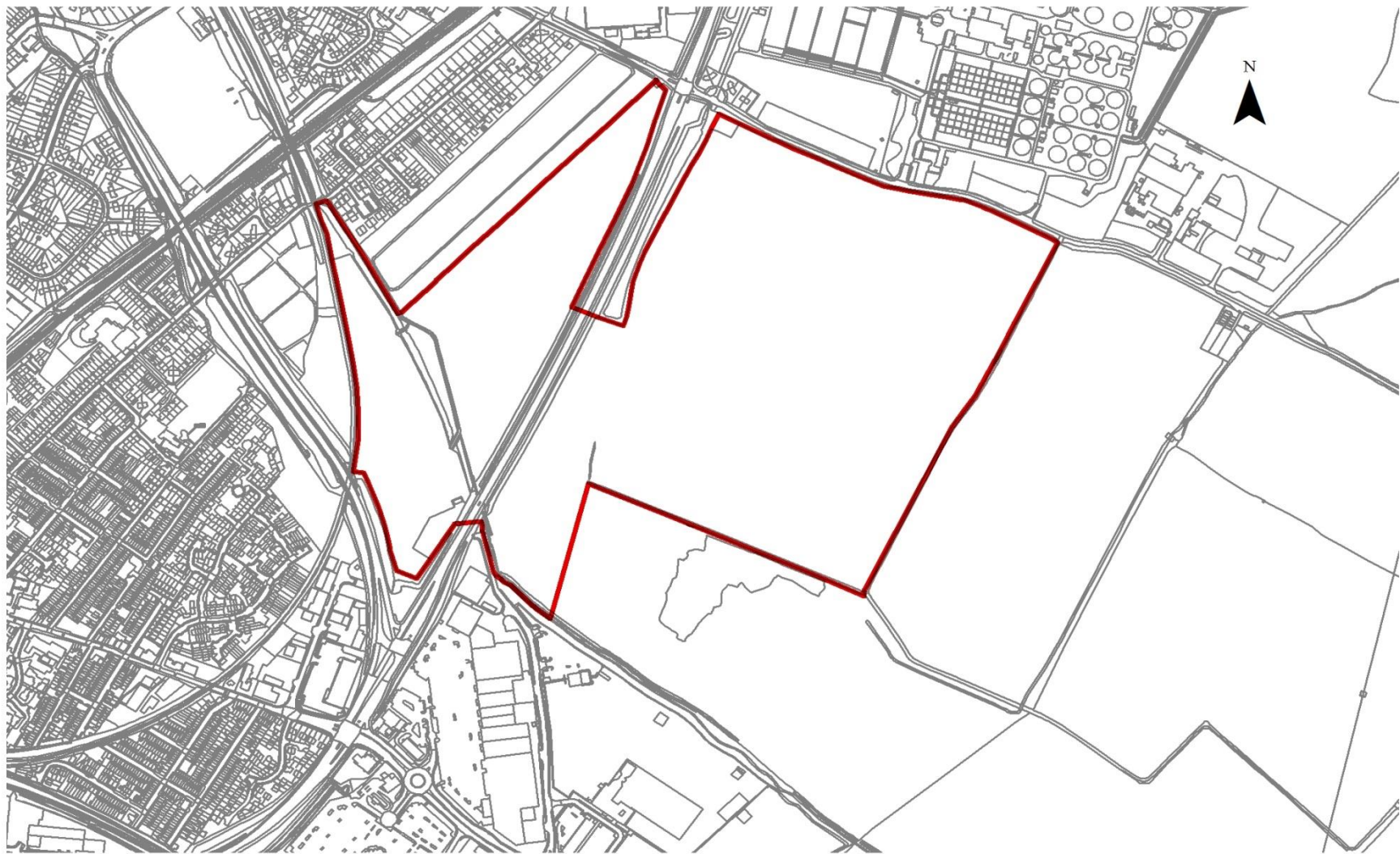
Infrastructure	Summary Assessment	Further Work
Transport	Integrated transport walking and cycling package required. Primary access to the western and eastern residential areas will be provided from the A612. The employment uses will be accessed via Stoke Lane.	Transport Assessment submitted as part of the planning application. Contributions sought up to about £2.3 m for integrated transport measures/public transport improvements and contribution to the Gedling Access Road/works to individual junctions in local network, to be agreed as part of S106 discussions.
Utilities	Gas – no abnormal requirements Electricity – no abnormal requirements Water – no abnormal requirements IT – no abnormal requirements	Initial utility Information document provided as part of planning application concludes that there are potential connection points for Gas, Electricity and Water to serve the proposed development.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Flooding and Flood Risk	Part of the site is located within Flood Zones 2 and Flood Zone 3a. A watercourse the Ouse Dyke runs along the southern boundary of the site.	A site specific flood risk assessment (FRA) has been submitted as part of the planning application. The FRA shows that the majority of the site is only at risk of flooding in the event of a breach of the established flood defences. Details of strategy to reduce and mitigate against residual flood risk is being progressed as part of the planning application details.
Health	Contribution to local health care facilities required.	Contributions sought up to £360,000. Level of contribution to be agreed as part of section 106 discussions.
Education	New 1 form entry primary school to be provided on 1.1 ha site.	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements	Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required.
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Community Services	Local Centre to be accommodated including up to 2,800 sq. m A1 – A5 and D1.	Details to be progressed as part of planning application process.

Infrastructure	Summary Assessment	Further Work
Green Infrastructure/ Open Space	Significant levels of green infrastructure to be provided, including adjoining Netherfield Lagoons Local Nature Reserve and utilising as necessary the adjacent Green Belt to the south. Public open space and green infrastructure to be provided to reflect scale of development / resident needs. Replacement sport pitch provision and community building to be provided. Allotments to be provided. Landscape buffers/structural planting required around the boundaries of the site particularly to the northern/eastern boundary.	Details to be progressed as part of the planning application.
Contamination	The site has been subject to sewage sludge disposal. A ground condition survey is required.	A ground condition survey has been prepared as part of the planning application. Details to be progressed as part of planning application process.
Heritage Assets	There are no designated heritage assets on site.	
Other		

#### Indicative Assessment

This is a green field site adjoining the existing urban area, close to Netherfield town centre, facilities at Victoria Park and transport networks. It is expected to commence within the first 5 years of the Plan. A planning application has been submitted and is under consideration. No major constraints to development have been identified.



## **Appendix E**

### **Gedling Colliery update – December 2013**

#### **Introduction**

1. This note updates the site specific response and update statement for the Gedling Colliery/Chase Farm site as prepared for the Aligned Core Strategy hearings. The paper has been prepared by officers from Gedling Borough Council but agreed with officers from Nottinghamshire County Council (highways) and the Homes and Community Agency.

#### **Funding**

2. There are four strands to the funding package;
  - Local Transport Board (LTB)
  - Local Economic Partnership (LEP) / County Council / Single Local Growth Fund
  - Homes and Communities Agency (HCA)
  - Gedling Borough Council / Community Infrastructure Levy (CIL)
3. The LTB for Nottingham, Nottinghamshire, Derby and Derbyshire agreed to commit £10.8 million in July 2013 which it has now programmed for spend starting on site in April 2017 (not 2015 as previously stated) and finishing by March 2019.
4. The County Council is now in the process of appointing consultants to draft the business case for submission to the LTB in April 2014, for approval in June 2014.
5. Nottinghamshire County Council took a report to its Property and Finance Committee on 16<sup>th</sup> December 2013 supporting a bid to the Single Local Growth Fund seeking a contribution to the project and in principle if necessary making a contribution to Gedling Access Road. This is subject to further consideration at the County Council budget meeting in February 2014.
6. The Homes and Community Agency is progressing the £3 million Public Land Infrastructure Fund element of the funding, and is continuing to commit £7m towards site assembly and CPO costs.

7. Gedling Borough Council has undertaken consultation on the Draft Charging Schedule for the CIL, which ended on 16<sup>th</sup> December 2013. The consultation included the Regulation 123 list and the Gedling Access Road is one of the two schemes listed.

## **Highways**

8. The HCA is currently appointing planning consultants to update the extant planning application for the GAR, with a view to this being determined in July 2014. This has already included inviting submissions from their Multi-disciplinary Panel. The responses to this have been shortlisted and the invitation for full tenders was issued in December 2013. It is intended to appoint the consultants in early January 2014.
9. Once planning permission is obtained for the GAR, construction of the first phase, including the roundabout off Arnold Lane and the length of GAR into the colliery site, will commence and be substantially completed by April 2015.
10. The HCA has opened negotiations to purchase the land for this first phase before March 2014.
11. Gedling Borough Council has commissioned MVA, transport consultants, to complete the sensitivity testing of the Gedling Access Road model. This will be completed in January 2014. The results of the work undertaken so far are that whilst the traffic generated by 315 dwellings could be accommodated onto the existing highway network without any significant mitigation, the Gedling Access Road would be needed for development in excess of that. The Gedling Access Road as proposed would be sufficient to accommodate the impact of over 1100 new dwellings plus employment land.
12. The Gedling Access Road programme plan is attached to the end of this update report.

## **Development Proposals**

13. The HCA has committed to starting work on securing a development partner, in conjunction with the Borough and County Councils, in January 2014. Once appointed, by July 2014, the first priority will be to develop a master plan for the site, and the development agreement will require that a detailed planning application for the development site is submitted by July 2015.
14. Clearly the timing remains complex, with a variety of funding strands with different timescales. However, all partner agencies are already allocating resources and time in order to take the project forward. There are regular meetings with senior representatives of the HCA, County and Borough

Councils as the Strategic Project Board, and further meetings with operational officers regarding technical issues.

15. Given the level of significant work which is being undertaken to develop the project and establish a final scheme for the site, it is now considered possible to include 600 dwellings plus employment land in the Aligned Core Strategy to form part of a larger housing/employment location. This will include 300 dwellings, which the transport modelling has indicated could be accommodated on the existing transport network without the need for the Gedling Access Road. An additional 300 dwellings would be constructed alongside the delivery of the Gedling Access Road during the plan period which is necessary to mitigate the impact of the traffic generated and attracted by the new development.

## **Risks**

16. The risks to delivery of the Gedling Colliery/Chase Farm site are:
  - That some element of the funding package falls through. It is proposed to address this risk through the mitigation measures proposed as shown below; and
  - The site is not sufficiently attractive to potential builders in the current housing and commercial markets. There is, however, already interest from a major national house builder.
17. The funding package is likely to be in place by 2015, with the delivery of the roundabout off Arnold Lane and the length of GAR into the colliery substantially completed by April 2015. This will enable the construction of 300 houses from 2016 to 2018. Therefore, if the total funding package for the GAR is not in place by 2018, it will be necessary to pursue alternative funding packages. If the funding package has not been agreed by 2021, then it would be necessary to review Gedling Borough's part 2 Local Plan, focusing on the sites currently identified for development but which are not being taken forward in light of the progress being made on the Gedling Colliery / Chase Farm site, and being informed by the delivery of housing on other sites in the interim.

## GEDLING ACCESS ROAD MEDIUM TERM – PROGRAMME PLAN

[illegible]



## Appendix F

### Gedling Colliery/Chase Farm (Gedling)

ACS Designation	Strategic Location
Timescale	Last six years of the plan
Site Area	
Housing Units	At least 600
Indicative Housing Mix	affordable housing to be confirmed as part of section 106 discussions
Employment Uses	At least 2 ha
Other Uses	Local Centre, education, green infrastructure
Ownership/Developer	Proactive owner, work on funding scheme for highway infrastructure underway

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Requires delivery of the Gedling Access Road (GAR) alongside other integrated transport measures.	Secure funding for the GAR
Utilities	Gas – no abnormal requirements Electricity – no abnormal requirements Water – no abnormal requirements IT – no abnormal requirements	Detailed dialogue with utilities providers underway as part of planning application process.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Flooding and Flood Risk	No flooding on site. SUDs will be required to address surface water runoff.	Detailed SUDs scheme to be worked up as part of planning application/masterplan.
Health	Contribution to local health care facilities required.	Contributions to be agreed as part of section 106 discussions.
Education	New primary school to be provided on 1.1 ha site at a cost of £3.5 m.	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements	
Ambulance Services	No abnormal requirements	
Fire and Rescue Services	No abnormal requirements	
Waste Management	No abnormal requirements	
Community Services	A new local centre will be provided which will include community facilities. A contribution will be required.	Details of contributions to be worked up as part of planning application/masterplan.
Green Infrastructure/ Open Space	Site is adjacent to the Gedling Country Park and an existing playing field. Local play facilities will be required within new residential areas.	Details to be progressed as part of the planning application/masterplan.
Contamination	The site is heavily contaminated due to former uses. A detailed ground survey and remediation scheme will be	

Infrastructure	Summary Assessment	Further Work
	required.	
Heritage Assets	There are no designated heritage assets on site. There are three Grade II and one Grade 1 listed buildings to the south along Arnold Lane however impact is not considered substantial.	Detailed assessment of impact and mitigation to be worked up as part of planning application/masterplan.
Other		

#### Indicative Assessment

This is a mixed brownfield and green field site adjoining the existing urban area, close to Gedling village. It is expected to commence within the last 6 years of the Plan. An outline planning application was submitted for the development site in 2008 (ref 2008/0460), along with a full application for the Gedling Access Road (2008/0459), but have not been determined. The key constraint to development is the need to construct the Gedling Access Road.

## Appendix G

### Employment Land Paper

Consideration of the need for employment (both office and general industrial/warehousing land) has been included in all scenarios. The Aligned Core Strategy requires a minimum of 10 ha of land for industrial/warehousing and 23,000 sq. m of office floorspace (typically occupying around 6 ha if a 40% plot ratio is applied) making a grand total requirement for about 16 hectares of employment land. Importantly, there is **no** scope to reduce employment land allocations if the ACS target is to be reached.

#### Assumptions on employment land for inclusion in the various scenarios

##### Teal Close

The planning application for Teal Close includes about 7 ha of employment land as part of a strategic mixed use site but was not included in the ACS for the reasons set out on page 3 of the site specific response and update statement: Gedling Urban Sites. Instead, the 17 ha of employment land allocated in the Replacement Local Plan was included as part of the employment land supply set out in the Employment Background Paper. The 7 hectares identified in the planning application is included in all scenarios now being considered.

##### Top Wighay Farm

About 8.5 ha of employment land is included at Top Wighay Farm in all scenarios. In terms of scenario A1 which assumes no housing is provided at Top Wighay Farm, however, there is no option to reduce the employment land allocation at this location if the objectives and employment land requirements of the ACS are to be met.

The employment allocation at Top Wighay Farm is justified as part of a sustainable urban extension in ACS Policy 2 but is also needed to meet the requirements of ACS Policy 4 for offices and industrial and warehousing land. The rationale is as follows:

- In both quantitative and qualitative terms allocation of this is absolutely essential in order required to meet the strategic employment requirements of the ACS
- Even with inclusion of the allocation at Top Wighay Farm the anticipated future land supply for Gedling Borough is slightly short of the ACS target for industrial and warehousing.
- There are very limited opportunities to provide new employment land in the Borough (most existing sites are located in the south east around Colwick) and Top Wighay Farm represents the best opportunity for a prime employment site.
- There is a need to provide local employment opportunities in other parts of the Borough to support new growth around Hucknall (including sustainable urban

extensions to this sub regional centre) but also villages such as Newstead, Linby and Bestwood which look towards Hucknall for services and facilities. In addition the employment site would also provide jobs for Ashfield residents living in Hucknall.

- Hucknall currently experiences significant out-commuting for work purposes and Ashfield DC recognise the need to provide more local job opportunities especially better quality jobs in the Hucknall area.
- The NCRELS study (**CD/KEY04 and CD/KEY05**) assesses Top Wighay Farm as of good market appeal for B1 and B8 uses. It is not being put forward solely as a B1a high quality office site and in all likelihood is going to attract predominantly B8 warehousing and distribution uses on the majority of the site.

#### Gedling Colliery/Chase Farm

- Gedling Colliery/Chase Farm is an existing employment allocation in the Local Plan (**BD/GBC/01**) with approximately 5 hectares remaining. However, it is anticipated that only about 1,000 sq. m of B1 (a) office floorspace and 6,000 sq. m of industrial land (B2) would be available within the plan period. In total these employment uses would typically occupy about 2 hectares of land and the remaining 3 hectares would come forward over the longer term beyond the end of the plan period.

#### Top Wighay Farm Employment Site and the Rolls Royce Sub Regional Strategic Site

Question 11 of Matter 4 considered whether the impact of significant new employment development at Top Wighay Farm in Policy 2 on the Rolls Royce site in Hucknall has been appraised. The Councils response is set out in their Statement for Matter 4 which states that the two sites will add to the range and choice of sites and are complimentary. The Councils would reiterate this view for the following reasons:

- Top Wighay would not directly compete with the Rolls Royce site which is acknowledged in the proposed changes to the ACS as of sub-regional importance and will draw labour from across Greater Nottingham and therefore is of more than local significance.
- Rolls Royce is a sub-regional strategic site with the objective of leveraging in science and technology based investment by firms especially those related to the aero industry in recognition of the presence of Rolls Royce (both locally at Hucknall but with headquarters in nearby Derby) and a range of supplier firms in the local and wider area. The Rolls Royce site is also specifically intended to help support Nottingham's role as a designated Science City
- The Top Wighay Farm employment allocation is a long standing commitment and was included in the adopted Local Plan (**BD/GBC/01**) but the allocation

has not been increased. In fact, the ACS has reassessed the allocation as a slightly smaller area of 8.5 ha.

- The two sites are considered complementary by the ACS Councils. Both the Rolls Royce site and the Top Wighay Farm allocation were identified in the Option for Consultation document dated February 2010 which Ashfield District Council along with the other Aligned Councils were party to.
- The complementary nature of the two sites is also confirmed in Ashfield District Council's document "Ashfield District Council Local Economy Summary Paper" dated August 2012 which is published as part of the evidence base supporting the Publication Version of its Local Plan and can be accessed via the following link:

[http://www.ashfield-dc.gov.uk/media/452486/local\\_economy\\_summary\\_paper.pdf](http://www.ashfield-dc.gov.uk/media/452486/local_economy_summary_paper.pdf)

- Paragraph 4.17 set out in a section dealing with Future Land Requirements states:

"In terms of Hucknall, the Council will continue to work with the other Greater Nottingham authorities in building more complimentary economic relationships with Greater Nottingham. The Rolls Royce employment site is being taking (sic) forward as a strategic site which will provide employment both locally and across Greater Nottingham. This reflects the strong transport links between Hucknall and Nottingham. Equally these links provide Hucknall residents with access to employment opportunities in Nottingham..."

The following paragraph 4.18 goes on to state:

"Gedling Borough's Local Plan, July 2005, identifies 9 ha of employment land at E1(a) Top Wighay Farm and this is taken forward within Gedling's Aligned Core Strategy. This is located close to the urban boundary to the north of Hucknall off the A611 and is likely to provide employment opportunities for the population of Hucknall if taken forward".

- Whilst, Ashfield DC have asserted that TWF would be a competitor to the Rolls Royce site (a somewhat "David and Goliath" situation) they have not produced any evidence as to why this might be. They continue to promote Rolls Royce as a sub-regional site and presumably have evidence to support its viability. Indeed, Ashfield have not changed their view of either the sub regional significance and prospects of bringing forward the Rolls Royce site or the local employment role of Top Wighay Farm site as evidenced in their published document: Local Economy Summary Paper Supplementary Analysis dated July 2013. Importantly this document postdates the

submission of the ACS and forms part of the Ashfield Local Plan Evidence base. This document can be accessed via the following link:

[http://www.ashfield-dc.gov.uk/media/908431/local\\_economy\\_supplementary\\_analysis\\_2013.pdf](http://www.ashfield-dc.gov.uk/media/908431/local_economy_supplementary_analysis_2013.pdf)

- This document sets out Ashfield's views on employment land post submission of the ACS and continues to state that
  - the Rolls Royce site will perform a strategic sub regional role (paragraph 3.15);
  - Top Wighay Farm is identified in the Nottingham to Hucknall Transport Corridor and effectively provides an additional site for economic development for Hucknall (paragraph 3.16)
- The ACS Councils can see no new evidence that would change their view that the two sites are not complementary. It remains the case that an additional 20 ha of land is allocated at Rolls Royce as part of a strategic sub regional site targeting high technology users.
- The relatively modest 8.5 ha site adjoining Hucknall at Top Wighay Farm will provide an economic development site for Hucknall (and therefore local jobs for Hucknall residents) a point that is made by Ashfield themselves in the evidence supporting its Local Plan. The approach of the ACS Councils is to provide a range and choice of sites for economic development and for flexibility in terms of the employment uses to be permitted on those sites. In this way the Greater Nottingham area should be able to provide a portfolio of sites at a range of locations and prices.
- It may be that Ashfield are more concerned about saturation of the local office market but the site is relatively modest in scale and would be developed largely for warehousing with some office development on a maximum of a third of the site.
- It must also be viewed in the context of Greater Nottingham in that as Hucknall is part of the wider economic area it cannot be definite that removing the allocation at Top Wighay would guarantee take up of office floorspace in Hucknall but it would reduce the range and choice of employment site serving Hucknall.
- No evidence has been provided to prove that Top Wighay Farm would undermine regeneration objectives for Hucknall. Indeed it must be the opposite case as the site will provide local employment opportunities for Hucknall.
- As acknowledged in Ashfield's supporting evidence base, Top Wighay Farm has a local employment role and cannot be regarded as being in the same league as the strategic prestigious Rolls Royce site let alone be considered as a competitor site.
- Top Wighay Farm is anticipated to attract largely warehousing and distribution activities and is not unlike a number of other sites on Ashfield's borders which

include a number of far larger sites available for a range of B class uses including along the Mansfield Ashfield Regeneration Route in Mansfield and at South Normanton at the M1/A38 junction in Bolsover.



## ACS Employment Provisions

- ACS Policy 4 provides for a minimum of 10 ha for industrial and warehousing land in Gedling (B1 c, B2 and B8)
- ACS Policy 4 provides a minimum of 23,000 sq. m of office for B1a in Gedling (Further Proposed Changes, November 2013).

**Table 1: Local Plan Allocations remaining land as @ 31/3/13**

Location	Size ha	comment
Gedling Colliery	5	Allocation was 6 ha <sup>1</sup> . However, 1 ha taken up by Alkane development for non-employment uses. 5 ha remain.
Hillcrest Park Calverton	1	Local Plan allocated 3 ha largely taken up and 1.1 ha remains
Teal Close	17	Planning application (2013/0546) looks to reconfigure the local plan allocations and develop safeguarded land. Proposes around 7 ha of B1/B2 and B8
Top Wighay Farm	9	The ACS strategic allocation is 8.5 ha.
<b>Total</b>	<b>32</b>	

## Comment

- Local Plan employment allocations for B1, 2 8 total about 32 ha.
- The ACS requires about 10 ha of land for traditional employment including B1 c, B2 and B8.
- However, the employment requirements are net and anticipated losses need to be taken into account (shown in table2 below) amounting to 16 ha.

**Table 2: Anticipated Employment land losses**

Location	Size Ha	comment
Teal Close	10	Planning application decision pending.
Colwick Industrial Estate	6	Planning permission for A1 food store granted.
<b>Total losses</b>	<b>16</b>	

## Total Employment Land requirements

- The ACS requirement for offices is 23,000 sq. m which would typically occupy 6 ha assuming the plot ratio is 40%.

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<sup>1</sup> Note the 6 ha was not included in the Employment Background Paper as it was not considered deliverable and the EBP records the employment land availability as 27 ha.

- The ACS requirement for industrial and warehousing land is a minimum of 10 ha
- Overall for both office and industrial warehousing land for around 16 ha is required. The sites anticipated to meet the industrial/warehousing element are set out in table 3 below and for office they are shown in table 4 below.

**Table 3: Anticipated Industrial and warehousing land supply for B2, B8 accounting for losses (B2, B8)**

<b>Anticipated supply</b>	<b>Area ha</b>	<b>comment</b>
Top Wighay Farm	5.5	8.5 ha total of which 3 ha (10,000 sq. m) is assumed to be for office B1a (see table 4 below).
Teal Close	6	Planning application decision pending. Total employment proposed about 7 ha with office on 1 ha (see table 4 below).
Gedling Colliery	2	It is assumed that about 6,000 sq. m. of B2 industrial space occupying approximately 2 ha in the latter part of the plan period.
Hillcrest Park, Calverton	1	Not suitable for General industrial uses or uses incompatible with housing. Light industrial units have been developed on site so far.
<b>Sub total</b>	<b>14.5</b>	
<b>Anticipated losses</b>		
Colwick Industrial estate	6	
<b>Net total</b>	<b>8.5</b>	

### **Comment**

- The anticipated supply of land for traditional industrial/warehousing uses (8.5 ha) is slightly below the minimum target requirement of 10 ha.

### **Assumed office floorspace distribution**

#### Top Wighay Farm

Size of Top Wighay Farm is 8.5 ha (ACS) = 85,000 sq. m

Assuming 35% of the employment allocation is for B1a then the site area would be 29750 sq. m (3 ha).

Applying a plot ratio of 33% =  $33/100 \times 29750 = 9,817$  sq. m (rounded to 10,000 sq. m) occupying 3 ha.

#### Teal Close Planning Application

4,500 sq. m of B1a are proposed on 1.1 ha of land

## Gedling Colliery

1,000 sq. m within the latter part of plan period on 0.25 ha

## Arnold town centre and small sites elsewhere

Up to 7,500 sq. m. (for Local Plan Part 2 to distribute)

**Table 4: Anticipated office land supply**

<b>Anticipated supply</b>	<b>Area ha</b>	<b>Comment</b>
Top Wighay Farm	3	10,000 sq. m
Teal Close	1.25	4,500 sq. m
Gedling Colliery	0.25	1,000 sq. m
Sub total	4.5	
Arnold town centre	tbc	Location matter for LPD
Other centres/smaller sites	tbc	Location matter for LPD

## Conclusions

- The anticipated supply of industrial and warehousing land over the ACS Plan period falls slightly short of the ACS minimum target of 10 ha.
- The total land area anticipated to be available for office and industrial/warehousing amounts to about 13 ha
- Of this 13 ha total 65% is located at Top Wighay Farm which would meet approximately 55% of the industrial and warehousing requirements and for offices it is anticipated it would take the “lion’s share” and meet 43% of the office floorspace requirement.
- Top Wighay Farm is therefore vital to future employment supply in Gedling Borough
- There is a residual amount of office floorspace still to be identified via the Local Planning Document of 7,500 sq m which needs to be accommodated within or adjoining Arnold Town centre, in other local centres or on small scale sites in sustainable locations.

## Appendix H

At least 600 homes at Gedling Colliery/Chase Farm site and 830 homes at Teal Close site would bring additional 1,430 homes in the urban area. 400 homes at Teal Close site are already included in the urban area figure so this reduces the figure to 1,030 homes. The 2013 trajectory for ACS includes extra 17 homes in the urban area which had not been addressed so this means additional 1,047 homes in the urban area.

				Scenarios			
		<b>Aligned Core Strategies (2013)</b>	<b>A1 Hucknall only (exclude NPL)</b>	<b>A2 Hucknall only (exclude TWF)</b>	<b>B Balanced</b>	<b>C Village only</b>	<b>D Hucknall focus</b>
<b>Completions 2011-2013</b>		<b>502</b>	<b>502</b>	<b>502</b>	<b>502</b>	<b>502</b>	<b>502</b>
<b>Urban Area</b>	Teal Close	400	830 7 ha employ	830 7 ha employ	830 7 ha employ	830 7 ha employ	830 7 ha employ
	Gedling Colliery	0 (zero)	600	600	600	600	600
	Urban Area (inc Windfall)	2232	2232	2232	2232	2232	2232
	<b>Total</b>	<b>2632</b>	<b>3662 7 ha employ</b>	<b>3662 7 ha employ</b>	<b>3662 7 ha employ</b>	<b>3662 7 ha employ</b>	<b>3662 7 ha employ</b>
<b>Hucknall</b>	Top Wighay Farm	1000 8.5ha employ	595 8.5ha employ	0 (zero) 8.5ha employ	595 8.5ha employ	1000 8.5ha employ	1000 8.5ha employ
	North of Papplewick Lane	450	0 (zero)	450	450	450	300
	Bestwood Village	518 New 29 Com.	326 New 29 Com.	471 New 29 Com.	400 New 29 Com.	518 New 29 Com.	200 New 29 Com.
	<b>Total</b>	<b>1997 8.5 ha employ</b>	<b>950 8.5 ha employ</b>	<b>950 8.5 ha employ</b>	<b>1474 8.5 ha employ</b>	<b>1997 8.5 ha employ</b>	<b>1529 8.5 ha employ</b>
<b>Key Settlements</b>	Calverton	1216 New 283 Com.	1216 New 283 Com.	1216 New 283 Com.	797 New 283 Com.	378 New 283 Com.	753 New 283 Com.
	Ravenshead	343 New 46 Com.	343 New 46 Com.	343 New 46 Com.	238 New 46 Com.	134 New 46 Com.	227 New 46 Com.
	<b>Total</b>	<b>1888</b>	<b>1888</b>	<b>1888</b>	<b>1364</b>	<b>841</b>	<b>1309</b>
<b>Other Villages</b>		<b>248</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>248</b>
<b>Total</b>		<b>7267 8.5 ha employ</b>	<b>7250 15.5 ha employ</b>	<b>7250 15.5 ha employ</b>	<b>7250 15.5 employ</b>	<b>7250 15.5 ha employ</b>	<b>7250 15.5 ha employ</b>

(NB: New = number of homes through new allocations; Com = number of homes on existing commitments)

### **Scenarios:**

- A. Hucknall Only = 100% of reduction around Hucknall
  - 1. Reduce figure for Top Wighay Farm site, delete North of Papplewick Lane site with remainder coming off Bestwood Village
  - 2. Delete Top Wighay Farm site with remainder coming off Bestwood Village
- B. Balanced (50/50 split) = reduction at Top Wighay Farm site and Bestwood Village and proportional reductions at Calverton and Ravenshead (see note f below)
- C. Village Only = 100% of proportional reductions from Calverton and Ravenshead
- D. Hucknall focus = reduction at North of Papplewick Lane and minimum Key Settlement for Growth housing figure at Bestwood Village plus proportional reductions at Calverton and Ravenshead (see note e) below)

### **Notes:**

- a) ACS 2013 figures based on information GBC Hearing Statement for Key Settlements and Other Villages (Sept 2013) – and corrected
- b) ACS 2013 total includes extra 17 in urban area which had not been addressed
- c) Assume **1047 additional** homes to play around with (600 @ Gedling Colliery, 430 @ Teal Close plus extra 17 in urban area)
- d) Decisions on the split of reductions between sites/areas around Hucknall have been based on what may be possible at the strategic sites with the rest coming off Bestwood Village
- e) Proportional reduction between Calverton and Ravenshead has been based on the proportion of development ('new allocations') at each village as set out in the ACS Publication Version. Therefore Calverton has been reduced by 80% of the potential reduction while Ravenshead has been reduced by 20%.

## Appendix I

	<b>Hucknall (inc. Bestwood Village)</b>	<b>Calverton and Ravenshead</b>
<p><b>Appraisal of Sustainable Urban Extensions Study (2008)</b></p> <p>The Study provides advice on the most suitable locations or locations for the development of Sustainable Urban Extensions adjacent to the Nottingham PUA as well as the SRCs of Hucknall and Ilkeston</p>	<p><u>Overall Assessment of Direction A (Around Hucknall)</u>  “Some residential and employment growth in this area is suitable and desirable, and should support the role of Hucknall as a sub-regional centre” (Para 2.4.3)</p> <p><u>Sites recommended</u></p> <ul style="list-style-type: none"> <li>• Top Wighay Farm (Site A1) 2220 to 3330 dwellings</li> <li>• North of Pappelwick Lane (Site A2) 500 to 600 dwellings</li> <li>• Rolls-Royce (Site A4) 600 to 800 dwellings</li> <li>• Whyburn House Farm (Site A6) 3700 to 5500 dwellings</li> </ul>	<p>Not covered as only assessed SUEs adjacent to the Principle Urban Area and Sub-Regional Centres</p>
<p><b>Sustainable Locations for Growth Study (2010)</b></p> <p>The Study provides potential locations for appropriate levels of housing growth for areas outside the PUA and those areas not covered by the existing SUE Study.</p>	<p><u>Hucknall</u>  Not covered as Sub-Regional Centre</p> <p><u>Bestwood Village</u>  Overall medium suitability for low level of growth.</p> <p>Benefits of growth:</p> <ul style="list-style-type: none"> <li>• Economic development</li> <li>• Regeneration</li> <li>• Proximity to Tram stop.</li> </ul> <p>Constraints to growth</p> <ul style="list-style-type: none"> <li>• Railway line to west</li> <li>• Country park between village and railway line</li> <li>• Flood risk to west</li> <li>• Coalescence risk to north west.</li> </ul>	<p><u>Calverton</u>  Overall medium suitability for medium level of growth.</p> <p>Benefits of growth:</p> <ul style="list-style-type: none"> <li>• Relatively good public transport access</li> <li>• Some infrastructure capacity to support growth</li> <li>• Some potential for regeneration-linked development</li> </ul> <p>Constraints to growth</p> <ul style="list-style-type: none"> <li>• Flood zone to northeast</li> <li>• Grade 2 agricultural land</li> <li>• Coalescence risk with Woodborough and Oxtun</li> <li>• Low levels of access to facilities</li> </ul>

		<p><u>Ravenshead</u> Overall medium suitability for medium level of growth.</p> <p>Benefits of growth:</p> <ul style="list-style-type: none"> <li>• Some local infrastructure capacity</li> <li>• Some local employment</li> </ul> <p>Constraints to growth</p> <ul style="list-style-type: none"> <li>• Potential for strengthening public transport limited due distances involved</li> <li>• Forested area to west</li> <li>• Impact on settlement character</li> </ul>
<p><b>Accessible Settlements Study (2010)</b></p> <p>The study provides a common means of measuring and assessing in general terms the level of accessibility of existing settlements, particularly in terms of their residents' access to jobs, shopping, education and other services by walking, cycling and public transport.</p>	<p><u>Hucknall</u> 8<sup>th</sup> out of 108 non-PUA settlements</p> <p><u>Bestwod Village</u> 35<sup>th</sup> out of 108 non-PUA settlements</p>	<p><u>Calverton</u> 28<sup>th</sup> out of 108 non-PUA settlements</p> <p><u>Ravenshead</u> 29<sup>th</sup> out of 108 non-PUA settlements</p>
<p><b>Retail</b></p> <p><u>Hucknall</u> - Ashfield District Council Retail Study (2006) and Ashfield Retail Study Update (2011); Masterplan Study for Hucknall; Hucknall Town Centre Report (2008);</p>	<p><u>Hucknall</u> A major district centre/town centre of around 119 units including a Tesco Extra, Aldi, Wilkinsons and a number of smaller independent shops. Weekly markets are held on Thursday and Friday.</p> <p>The Retail Floorspace Survey (2011) and Town Centre Masterplan noted that whilst there is a high level of vacant</p>	<p><u>Calverton</u> Calverton Local Centre comprises 19 units including a Sainsbury's Local and smaller independent units such as a butchers and a hot food takeaway. A post office is located just outside the centre. As of September 2013 only 1 unit was vacant.</p>

<p>Ashfield District Council Retail Floor Space Study (2011 - most recent available online).</p> <p><u>Bestwood, Calverton and Ravenshead</u> – Annual Shopping Surveys (Sept 2013)</p>	<p>floorspace in Hucknall town centre (around 10% though this is still below the relevant national average figures), there is a good presence of a range of independent units which is supplemented by some national multiple retailers.</p> <p>However, it was also recognised that there is a lack of demand from retailers in the centre due to the small size of the available units. The Survey also noted that the current retailers draw little trade into Hucknall town centre, with the centre predominantly reliant upon the library, Post Office and other large retail operator such as Wilkinsons to attract visitors. In order to ensure the vitality and sustainability of the town is enhanced, it is essential to provide new attractions and a greater retail offer in the centre. A site of 6266m<sup>2</sup> at Bolsover Street was identified as a potential retail opportunity within the town centre boundary.</p> <p><u>Bestwood Village</u> No identified centre. Facilities limited to a Post Office/Local Store.</p>	<p><u>Ravenshead</u> A Local Centre of 15 units which includes a Spar store, two Estate Agents and independent stores including a deli/general shop and hot food takeaways. As of September 2013 there were no vacant units.</p>
<p><b>Facilities</b></p>	<p><u>Hucknall</u> Facilities include a Leisure Centre, nine primary schools, two secondary schools and a New College Nottingham centre. Community centres are located on Ogle Street and Nottingham Rd. Other facilities include a library and a number of doctor's surgeries and dentists. There is a joint Rail/NET station (which includes a Park and Ride) and an additional tram stop at Butlers Hill.</p> <p><u>Bestwood Village</u> One primary school and a community centre.</p>	<p><u>Calverton</u> Dual use leisure centre and secondary school and three primary schools. Permission has been granted for a new community hall at William Lees Recreation Ground. A library and doctors surgery are located within the local centre.</p> <p><u>Ravenshead</u> Alongside the leisure centre (owned and managed by the Parish Council) there are two village/community halls. There are two primary schools. In addition there is a library within the local centre and a doctor's surgery on Longdale</p>



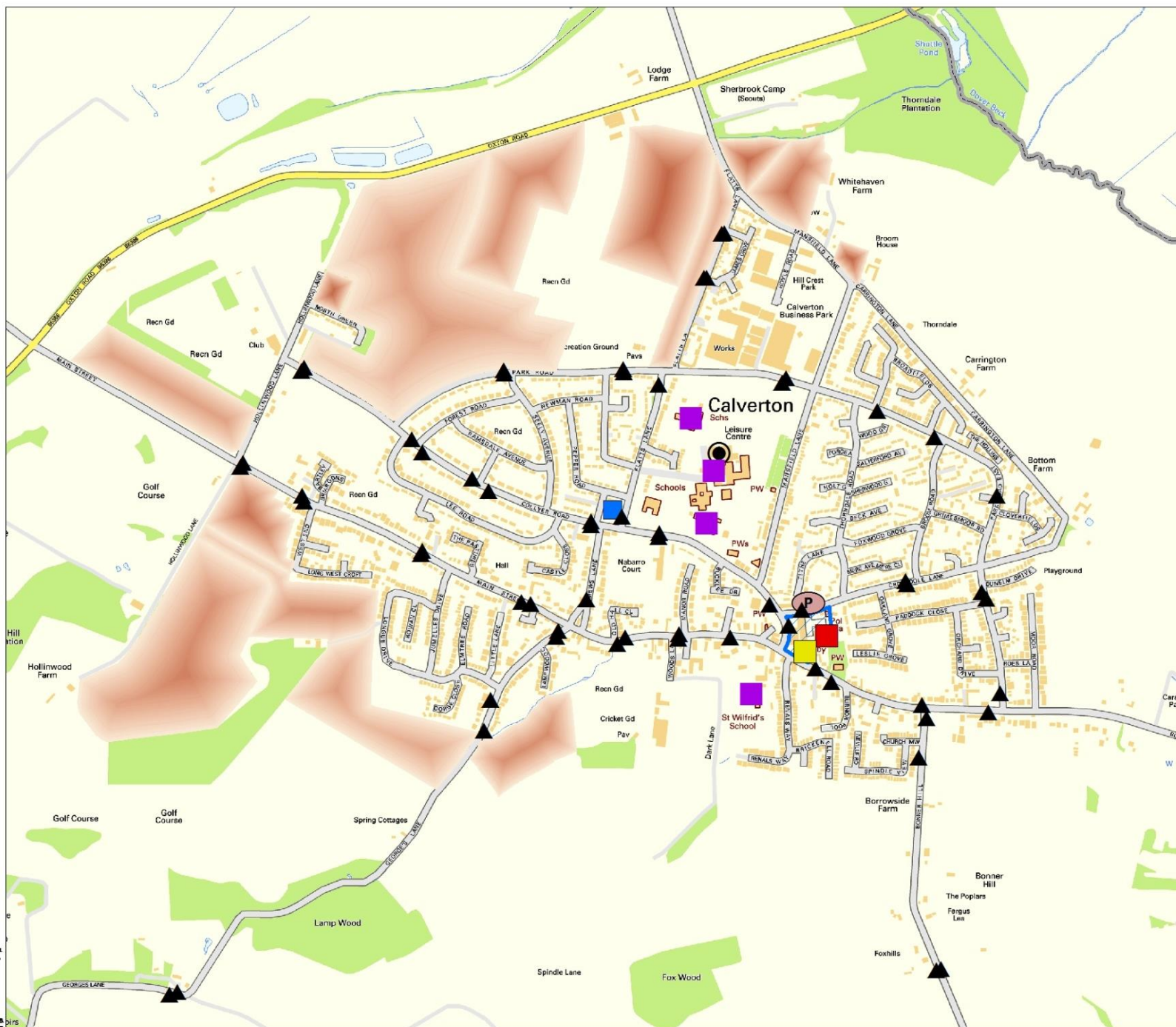
		Avenue.
<b>Growth Point Funding</b>	<u>Hucknall</u> <ul style="list-style-type: none"> <li>• Hucknall/NET Town Centre Pedestrian Links Feasibility - £25,000</li> <li>• Hucknall Town Centre Pedestrian Links Implementation - £100,000</li> <li>• Rolls Royce Regeneration – Access Road - £500,000</li> <li>• A60/Forest Lane Junction Improvements, Papplewick - £320,000</li> <li>• South Hucknall Green Infrastructure - £203,000</li> </ul> <u>Bestwood Village</u> None	<u>Calverton</u> None  <u>Ravenshead</u> None

# Appendix J

N  
12 December 2013

-  Possible Development Sites
-  Bus Stops
-  Doctors
-  Leisure Centre
-  Libraries
-  Local Shopping Centres
-  Parade of shops
-  Post Office
-  Schools
-  Borough Boundary

Calverton







12 December 2013

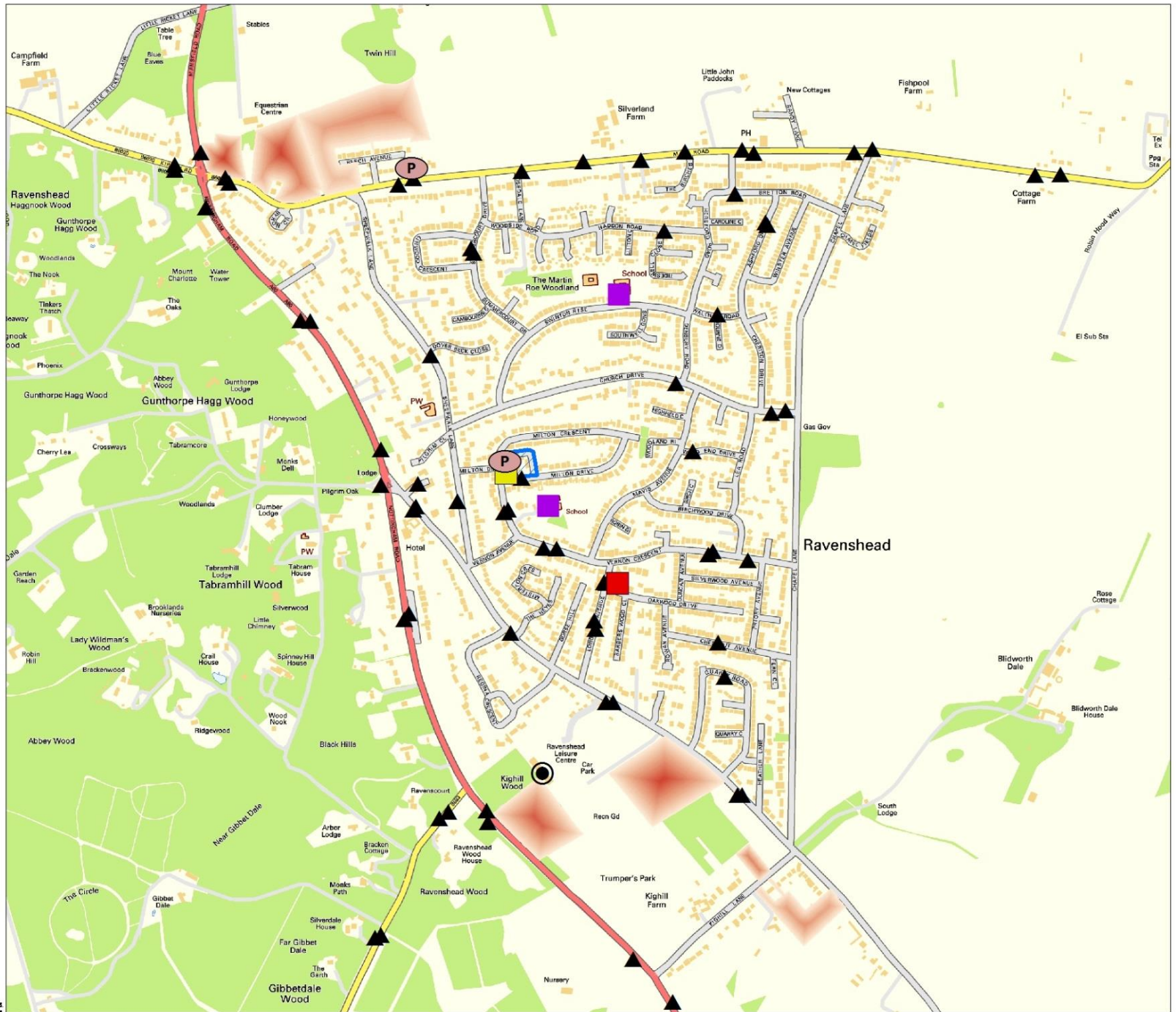
-  Possible Development Site
-  Bus Stops
-  Doctors
-  Leisure Centre
-  Libraries
-  Local Shopping Centre
-  Post Office
-  Schools

Ravenshead

**Gedling**  
Borough Council

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N  
18 December 2013

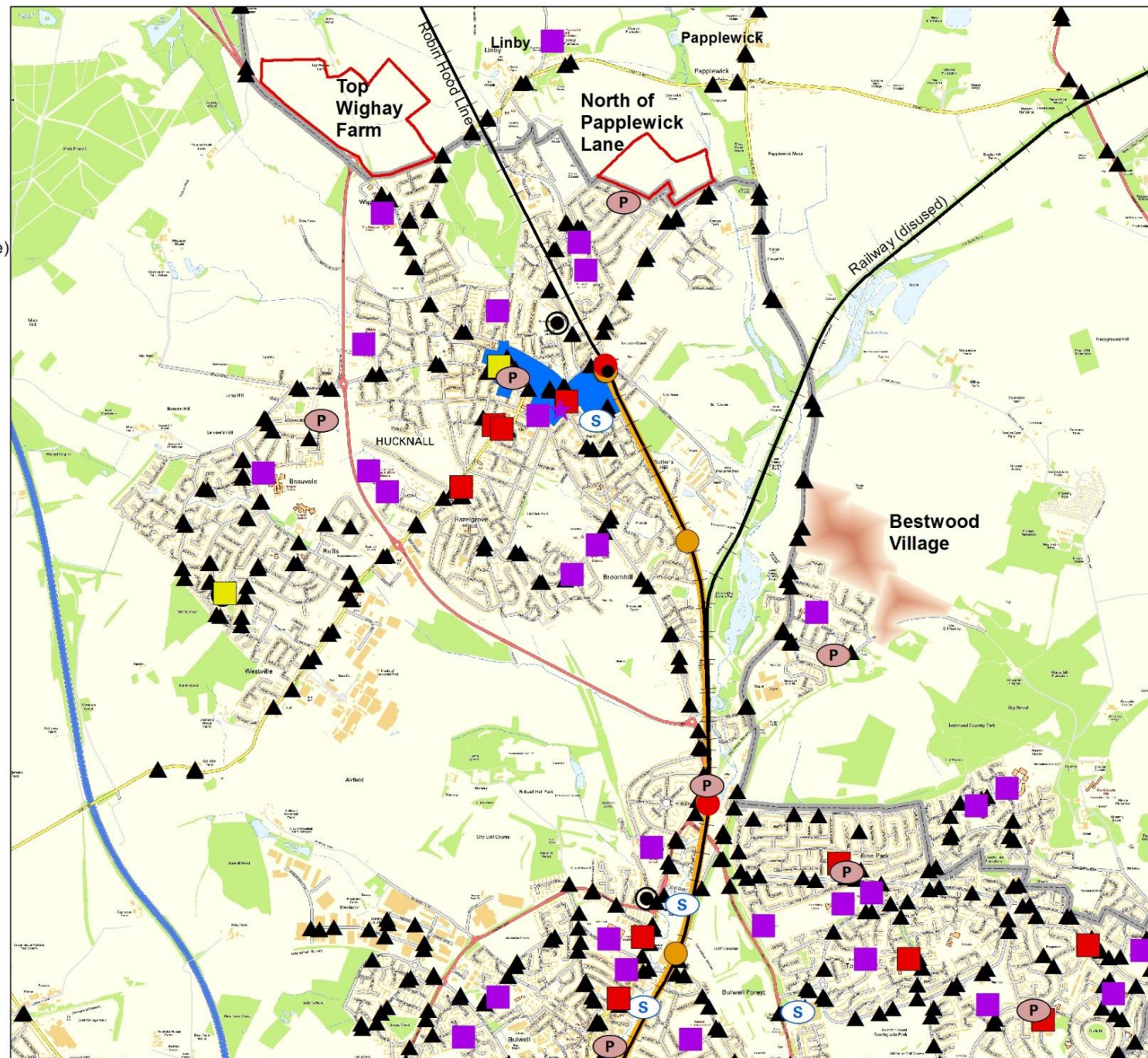
- Aligned Core Strategy (Submission Stage)
- Possible Development Site
- Hucknall Town Centre
- ▲ Bus Stops
- Doctors
- ★ Further Education
- Leisure Centre
- Libraries
- Nottingham Express Transit route
- Nottingham Express Transit stops
- ParkRide
- Post Office
- +— Railway Line
- Railway Station
- Schools
- Superstores
- Borough Boundary

## Hucknall - Bestwood Village

**Gedling**  
Borough Council

P Regulatory BA (Hemel), MCC, DLR (Hemel), MPTPL  
Service Manager, Planning & Economic Development,  
Chico Centre, Anna Hill Park, Ample,  
Nottinghamshire, NG16 5LL

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## Appendix K

			<b>Bestwood Village</b>	<b>Gedling</b>	<b>East Midlands</b>	<b>England</b>
2011 Population: All Usual Residents	Count	Persons	1969	113543	4533222	53012456
2011 Population: Males	Count	Persons	956	55348	2234493	26069148
2011 Population: Females	Count	Persons	1013	58195	2298729	26943308
2011 Density (number of persons per hectare)	Rate	Persons	2.1	9.5	2.9	4.1
All Households	Count	Households	849	49349	1895604	22063368
All households who owned their accommodation outright	Percentage	Households	44.2	37.7	32.8	30.6
All households who owned their accommodation with a mortgage or loan	Percentage	Households	37.3	37.6	34.5	32.8
Very Good Health	Percentage	Persons	41.7	45.1	45.3	47.2
Good Health	Percentage	Persons	33.7	35.2	35.1	34.2
Day-to-Day Activities Limited a Lot	Percentage	Persons	14.9	8.8	8.7	8.3
Economically Active; Employee; Full-Time	Percentage	Persons	40.2	39.8	38.8	38.6
Economically Active; Employee; Part-Time	Percentage	Persons	13.8	15.5	14.4	13.7
Economically Active; Self-Employed	Percentage	Persons	8.4	9.3	8.7	9.8
Economically Active; Unemployed	Percentage	Persons	4.4	4.1	4.2	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	Percentage	Persons	14.2	15.8	15.6	15.2
People aged 16 and over with no formal qualifications	Percentage	Persons	33.1	23.6	24.7	22.5

			<b>Calverton</b>	<b>Gedling</b>	<b>East Midlands</b>	<b>England</b>
2011 Population: All Usual Residents	Count	Persons	7076	113543	4533222	53012456
2011 Population: Males	Count	Persons	3372	55348	2234493	26069148
2011 Population: Females	Count	Persons	3704	58195	2298729	26943308
2011 Density (number of persons per hectare)	Rate	Persons	3.7	9.5	2.9	4.1
All Households	Count	Households	2987	49349	1895604	22063368
All households who owned their accommodation outright	Percentage	Households	39.7	37.7	32.8	30.6
All households who owned their accommodation with a mortgage or loan	Percentage	Households	37.1	37.6	34.5	32.8
Very Good Health	Percentage	Persons	44.8	45.1	45.3	47.2
Good Health	Percentage	Persons	34.4	35.2	35.1	34.2
Day-to-Day Activities Limited a Lot	Percentage	Persons	9.6	8.8	8.7	8.3
Economically Active; Employee; Full-Time	Percentage	Persons	38.9	39.8	38.8	38.6
Economically Active; Employee; Part-Time	Percentage	Persons	16.6	15.5	14.4	13.7
Economically Active; Self-Employed	Percentage	Persons	9.2	9.3	8.7	9.8
Economically Active; Unemployed	Percentage	Persons	3.8	4.1	4.2	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	Percentage	Persons	16.1	15.8	15.6	15.2
People aged 16 and over with no formal qualifications	Percentage	Persons	25.9	23.6	24.7	22.5

			<b>Ravenshead</b>	<b>Gedling</b>	<b>East Midlands</b>	<b>England</b>
2011 Population: All Usual Residents	Count	Persons	5629	113543	4533222	53012456
2011 Population: Males	Count	Persons	2737	55348	2234493	26069148
2011 Population: Females	Count	Persons	2892	58195	2298729	26943308
2011 Density (number of persons per hectare)	Rate	Persons	3.9	9.5	2.9	4.1
All Households	Count	Households	2465	49349	1895604	22063368
All households who owned their accommodation outright	Percentage	Households	55.1	37.7	32.8	30.6
All households who owned their accommodation with a mortgage or loan	Percentage	Households	36.2	37.6	34.5	32.8
Very Good Health	Percentage	Persons	47.2	45.1	45.3	47.2
Good Health	Percentage	Persons	34.3	35.2	35.1	34.2
Day-to-Day Activities Limited a Lot	Percentage	Persons	8.1	8.8	8.7	8.3
Economically Active; Employee; Full-Time	Percentage	Persons	34.5	39.8	38.8	38.6
Economically Active; Employee; Part-Time	Percentage	Persons	15.2	15.5	14.4	13.7
Economically Active; Self-Employed	Percentage	Persons	12.4	9.3	8.7	9.8
Economically Active; Unemployed	Percentage	Persons	1.8	4.1	4.2	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	Percentage	Persons	14.6	15.8	15.6	15.2
People aged 16 and over with no formal qualifications	Percentage	Persons	14.4	23.6	24.7	22.5

			<b>Hucknall</b>	<b>Ashfield</b>	<b>East Midlands</b>	<b>England</b>
2011 Population: All Usual Residents	Count	Persons	32099	119497	4533222	53012456
2011 Population: Males	Count	Persons	15696	58665	2234493	26069148
2011 Population: Females	Count	Persons	16403	60832	2298729	26943308
2011 Density (number of persons per hectare)	Rate	Persons	29.025	10.9	2.9	4.1
All Households	Count	Households	23668	50931	1895604	22063368
All households who owned their accommodation outright	Percentage	Households	32.4	33.3	32.8	30.6
All households who owned their accommodation with a mortgage or loan	Percentage	Households	38.3	35.9	34.5	32.8
Very Good Health	Percentage	Persons	66.5	42.1	45.3	47.2
Good Health	Percentage	Persons	34.3	34.5	35.1	34.2
Day-to-Day Activities Limited a Lot	Percentage	Persons	9.8	11.2	8.7	8.3
Economically Active; Employee; Full-Time	Percentage	Persons	41.1	39.5	38.8	38.6
Economically Active; Employee; Part-Time	Percentage	Persons	15.4	14.7	14.4	13.7
Economically Active; Self-Employed	Percentage	Persons	7.1	7	8.7	9.8
Economically Active; Unemployed	Percentage	Persons	4.9	4.7	4.2	4.4
People aged 16 and over with 5 or more GCSEs grade A-C, or equivalent	Percentage	Persons	16.5	16.4	15.6	15.2
People aged 16 and over with no formal qualifications	Percentage	Persons	28.7	31.4	24.7	22.5



## Appendix L

### Strategic Site Assumptions

	Appraisal 1	Appraisal 2	Appraisal 3	Appraisal 4	Appraisal 5	Appraisal 6
	Top Wighay	Top Wighay	Top Wighay	North of Papplewick Lane	North of Papplewick Lane	Gedling Colliery
Dwellings	1000	595	0	450	300	600
Employment	8.5ha	8.5ha	8.5ha	NA	NA	NA
S106	£16,016,000	£12,387,250	£4,500,000	£7,194,700	£6,379,800	£5,759,600

### Summary Viability Margins

Commercial

% Aff Hsg

% Aff Hsg

% Aff Hsg

			-£4.35m				
20	£98k	-£2.41m		£878K	-£1.04m	% Aff Hsg 10	£5.41m
25	-£73K	-£3.04m		£502K	-£1.29m	% Aff Hsg 15	£4.49m
30	-£1.1m	-£3.67m		£146k	-£1.53m	% Aff Hsg 20	£3.56m

### Adjusted viability with CIL Contributions

(Excludes Sec School Education

Costs for TWF to reflect R123 List

20	-£2,058,800	-£3,695,990
25	-£1,915,500	-£4,141,120
30	-£2,635,200	-£4,586,250

-£1,361,440	-£2,531,840	% Aff Hsg 10	£3,252,160
-£1,597,510	-£2,688,600	% Aff Hsg 15	£2,452,040
-£1,813,510	-£2,835,360	% Aff Hsg 20	£1,641,920

### Adjusted Viability Margin with CIL and 5% increase house price and construction costs

20	£1,619,200	-£1,508,468
25	£1,302,413	-£2,227,269
30	£122,625	-£2,946,071

£295,436	-£1,428,440	% Aff Hsg 10	£5,651,425
-£147,835	-£1,723,226	% Aff Hsg 15	£4,595,233
-£571,035	-£2,008,012	% Aff Hsg 20	£3,529,040

### Adjusted Viability Margin with CIL and 3% increase house price and construction costs

20	£148,000	-£2,383,477
25	£15,248	-£2,992,809
30	-£980,505	-£3,602,143

-£367,314	-£1,869,800	% Aff Hsg 10	£4,691,719
-£727,705	-£2,109,376	% Aff Hsg 15	£3,737,956
-£1,068,025	-£2,338,951	% Aff Hsg 20	£2,774,192

Notes

	Viable
	Marginal/potentially viable
	Unviable

Notes - Adjusted figure for secondary school places confirmed post appraisal but minor (positive) impact on conclusion

## Appendix M

### Five Year Housing Land Supply Assessment and Housing Trajectory – scenarios tested as part of the response to Inspector's letter dated 22 November 2013

1. This document sets out the five year housing land supply implications of a number of scenarios tested as part of Gedling Borough Council's response to the Inspector's letter dated 22 November 2013.
2. The Update of Five Year Housing Land Supply Assessment (September 2013) ([BD/HOU/48](#)) states the housing requirement for the five year period is 2,330 dwellings. However taking account of the under-delivery of dwellings from 2011-2014 means the revised five year housing requirement is 2,398 dwellings.
3. The five year housing requirement plus a 5% buffer is 2,518 dwellings.
4. The five year housing requirement plus a 20% buffer is 2,878 dwellings.
5. For each scenario the estimated housing supply exceeds both 5% and 20% requirements.

**Table 1: Estimated housing supply for the five year period (2014-2019) for each scenario**

	Projected completions				
	Scenario A1	Scenario A2	Scenario B	Scenario C	Scenario D
Urban area (Arnold and Carlton)	1,230	1,230	1,230	1,230	1,230
Teal Close	416	416	416	416	416
Gedling Colliery/Chase Farm	0	0	0	0	0
North of Papplewick Lane	0	345	345	345	300
Top Wighay Farm	400	0	400	700	700
Bestwood Village	68	97	84	106	44
Calverton	646	646	466	286	446
Ravenshead	171	171	126	79	120
Other villages	28	28	28	28	28
Windfall allowance	0	0	0	0	0
<b>Estimated Housing Supply</b>	<b>2,959</b>	<b>2,933</b>	<b>3,095</b>	<b>3,190</b>	<b>3,284</b>
<b>No of Years Supply</b>	<b>6.16</b>	<b>6.11</b>	<b>6.45</b>	<b>6.65</b>	<b>6.84</b>

## Scenario A1

**Table 2: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,230
Teal Close	416
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	0
Top Wighay Farm	400
Bestwood Village	68
Calverton	646
Ravenshead	171
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>2,959</b>

6. The five year housing requirement is 2,398 dwellings.
7. The five year housing requirement plus a 5% buffer is 2,518 dwellings.
8. The five year housing requirement plus a 20% buffer is 2,878 dwellings.
9. The estimated housing supply is 2,959 dwellings. The housing supply exceeds both 5% and 20% requirements.

Total Dwelling Supply	2,959
Annual Requirement for 2014-2019 <sup>1</sup>	480
<b>No of Years Supply</b>	<b>6.16 years</b>

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<sup>1</sup> 2,398 dwellings ÷ 5 years = 480 dwellings.

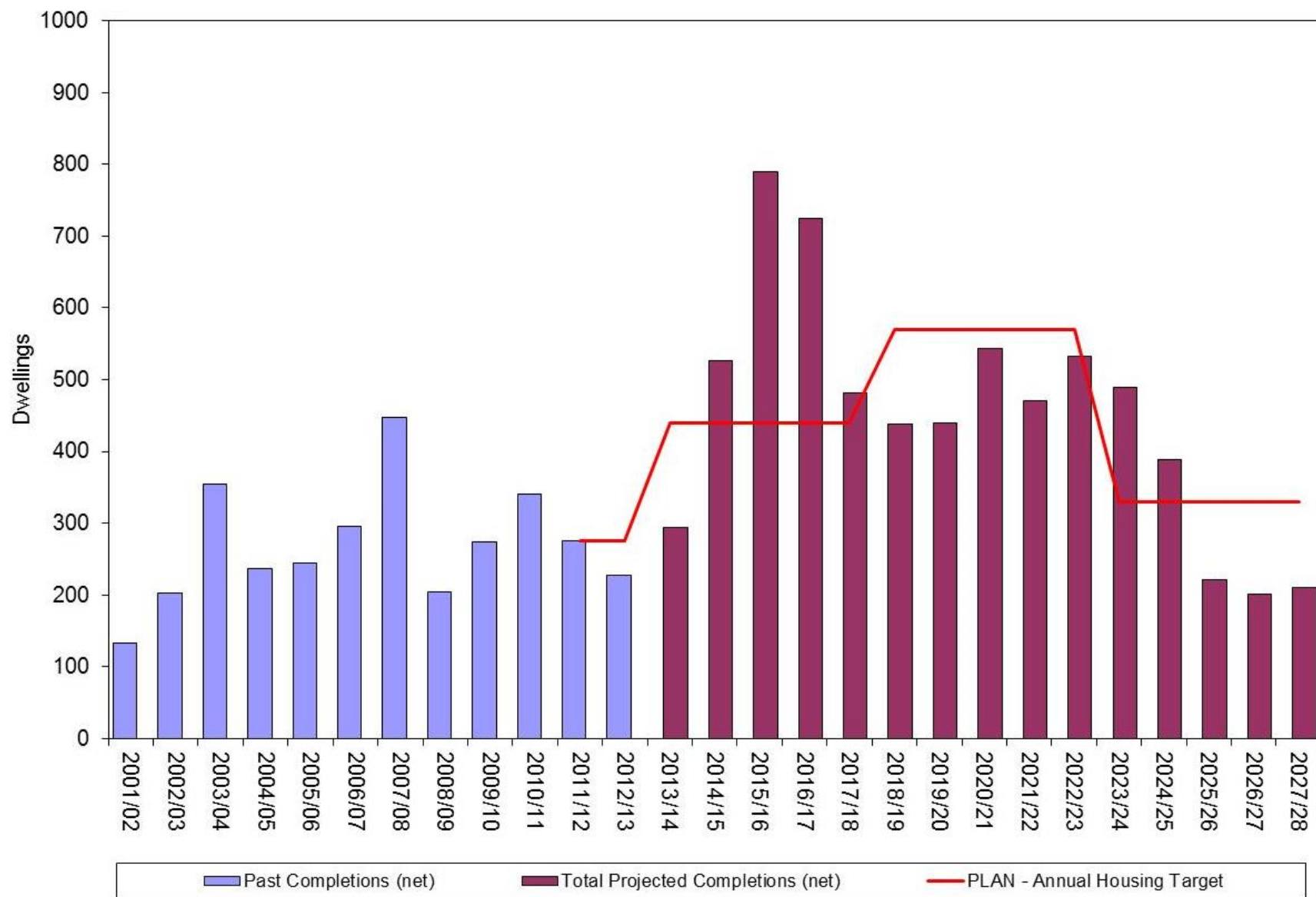
## Housing Trajectory for Scenario A1

	Years 1-5								Years 6-10					Years 11-14				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane																		0
Top Wighay Farm					100	100	100	100	100	95								595
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	651	925	865	564	504	523	710	688	739	653	521	301	271	284	8525
Total Projected Completions (net)			294	527	789	724	481	438	439	543	471	533	489	388	221	201	210	6748
Cumulative Completions	275	502	796	1323	2112	2836	3317	3755	4194	4737	5208	5741	6230	6618	6839	7040	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-48	-194	-107	242	526	567	435	304	277	178	141	300	358	249	120	0	
Annual housing target taking account of past/projected completions	426	436	450	461	456	428	401	393	388	382	359	340	302	255	211	206	210	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.



## Scenario A2

**Table 3: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,230
Teal Close	416
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	345
Top Wighay Farm	0
Bestwood Village	97
Calverton	646
Ravenshead	171
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>2,933</b>

10. The five year housing requirement is 2,398 dwellings.

11. The five year housing requirement plus a 5% buffer is 2,518 dwellings.

12. The five year housing requirement plus a 20% buffer is 2,878 dwellings.

13. The estimated housing supply is 2,933 dwellings. The housing supply exceeds both 5% and 20% requirements.

Total Dwelling Supply	2,933
Annual Requirement for 2014-2019 <sup>2</sup>	480
<b>No of Years Supply</b>	<b>6.11 years</b>

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<sup>2</sup> 2,398 dwellings ÷ 5 years = 480 dwellings.

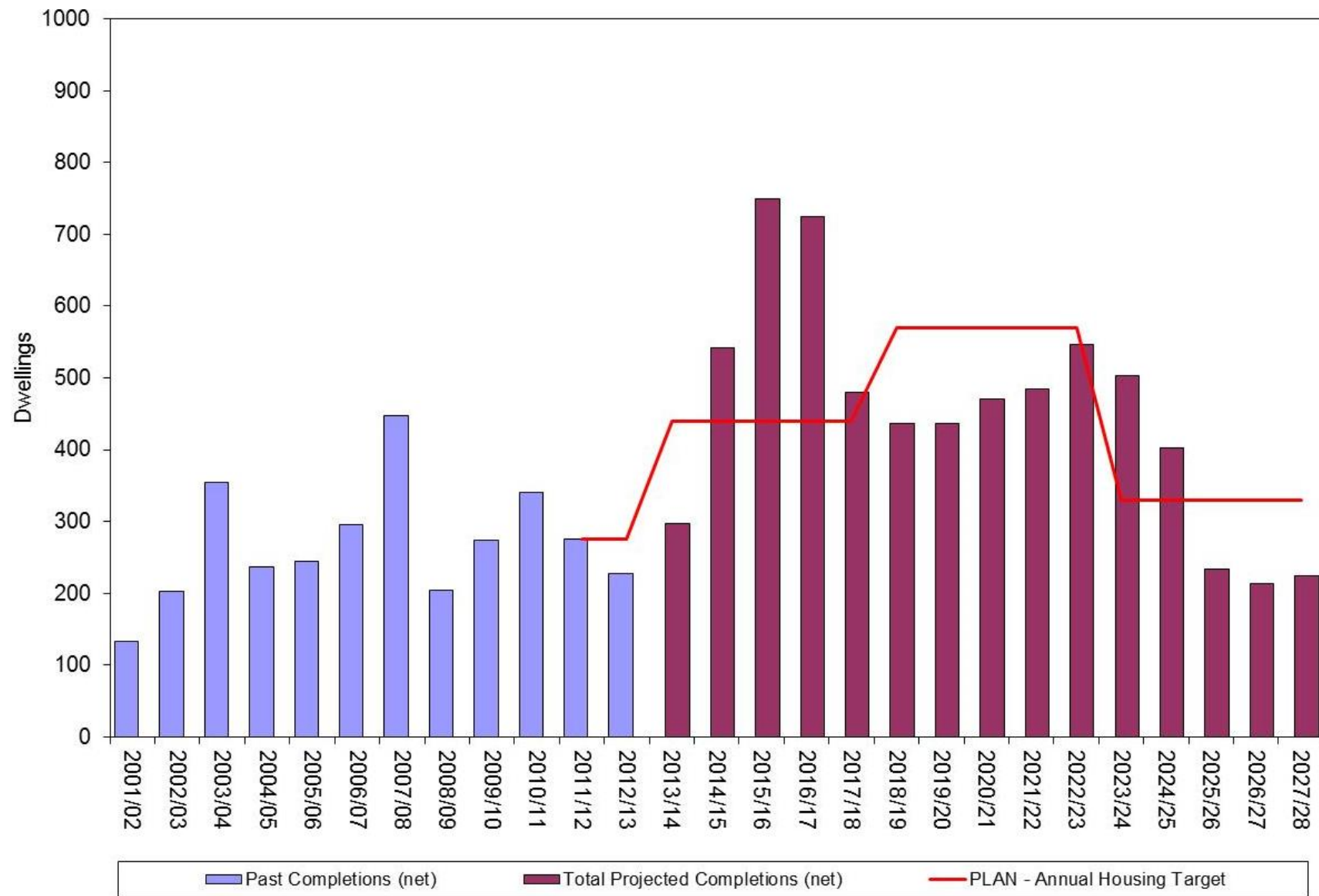
## Housing Trajectory for Scenario A2

	Years 1-5								Years 6-10					Years 11-14				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane				15	60	90	90	90	90	15								450
Top Wighay Farm																		0
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	666	885	855	554	494	513	630	688	739	653	521	301	271	284	8380
Total Projected Completions (net)			297	542	750	725	480	436	437	471	485	547	503	402	234	214	225	6748
Cumulative Completions	275	502	799	1341	2091	2816	3296	3732	4169	4640	5125	5672	6175	6577	6811	7025	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-48	-191	-89	221	506	546	412	279	180	95	72	245	317	221	105	0	
Annual housing target taking account of past/projected completions	426	436	450	461	455	430	403	395	391	385	373	354	316	269	224	220	225	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.





## Scenario B

**Table 4: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,230
Teal Close	416
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	345
Top Wighay Farm	400
Bestwood Village	84
Calverton	466
Ravenshead	126
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>3,095</b>

14. The five year housing requirement is 2,398 dwellings.

15. The five year housing requirement plus a 5% buffer is 2,518 dwellings.

16. The five year housing requirement plus a 20% buffer is 2,878 dwellings.

17. The estimated housing supply is 3,095 dwellings. The housing supply exceeds both 5% and 20% requirements.

Total Dwelling Supply	3,095
Annual Requirement for 2014-2019 <sup>3</sup>	480
<b>No of Years Supply</b>	<b>6.45 years</b>

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<sup>3</sup> 2,398 dwellings ÷ 5 years = 480 dwellings.

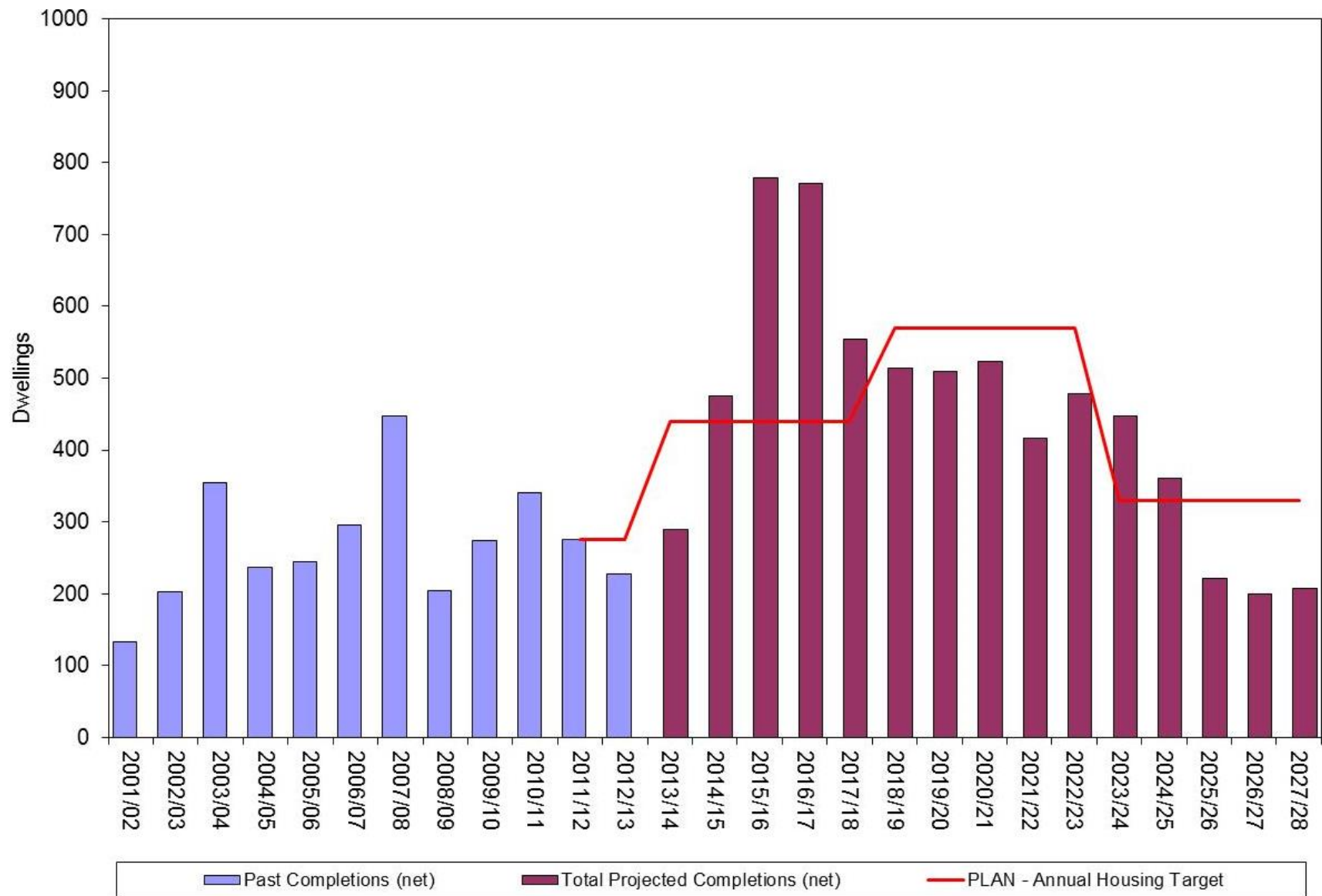
## Housing Trajectory for Scenario B

	Years 1-5								Years 6-10					Years 11-14				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane				15	60	90	90	90	90	15								450
Top Wighay Farm					100	100	100	100	100	95								595
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	666	985	955	654	594	613	725	688	739	653	521	301	271	284	8975
Total Projected Completions (net)			289	476	779	771	555	514	510	523	416	478	448	360	221	200	208	6748
Cumulative Completions	275	502	791	1267	2046	2817	3372	3886	4396	4919	5335	5813	6261	6621	6842	7042	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-48	-199	-163	176	507	622	566	506	459	305	213	331	361	252	122	0	
Annual housing target taking account of past/projected completions	426	436	450	461	460	434	403	388	374	357	333	319	287	247	210	204	208	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.



## Scenario C

**Table 5: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,230
Teal Close	416
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	345
Top Wighay Farm	700
Bestwood Village	106
Calverton	286
Ravenshead	79
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>3,190</b>

18. The five year housing requirement is 2,398 dwellings.

19. The five year housing requirement plus a 5% buffer is 2,518 dwellings.

20. The five year housing requirement plus a 20% buffer is 2,878 dwellings.

21. The estimated housing supply is 3,190 dwellings. The housing supply exceeds both 5% and 20% requirements.

Total Dwelling Supply	3,190
Annual Requirement for 2014-2019 <sup>4</sup>	480
<b>No of Years Supply</b>	<b>6.65 years</b>

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<sup>4</sup> 2,398 dwellings ÷ 5 years = 480 dwellings.

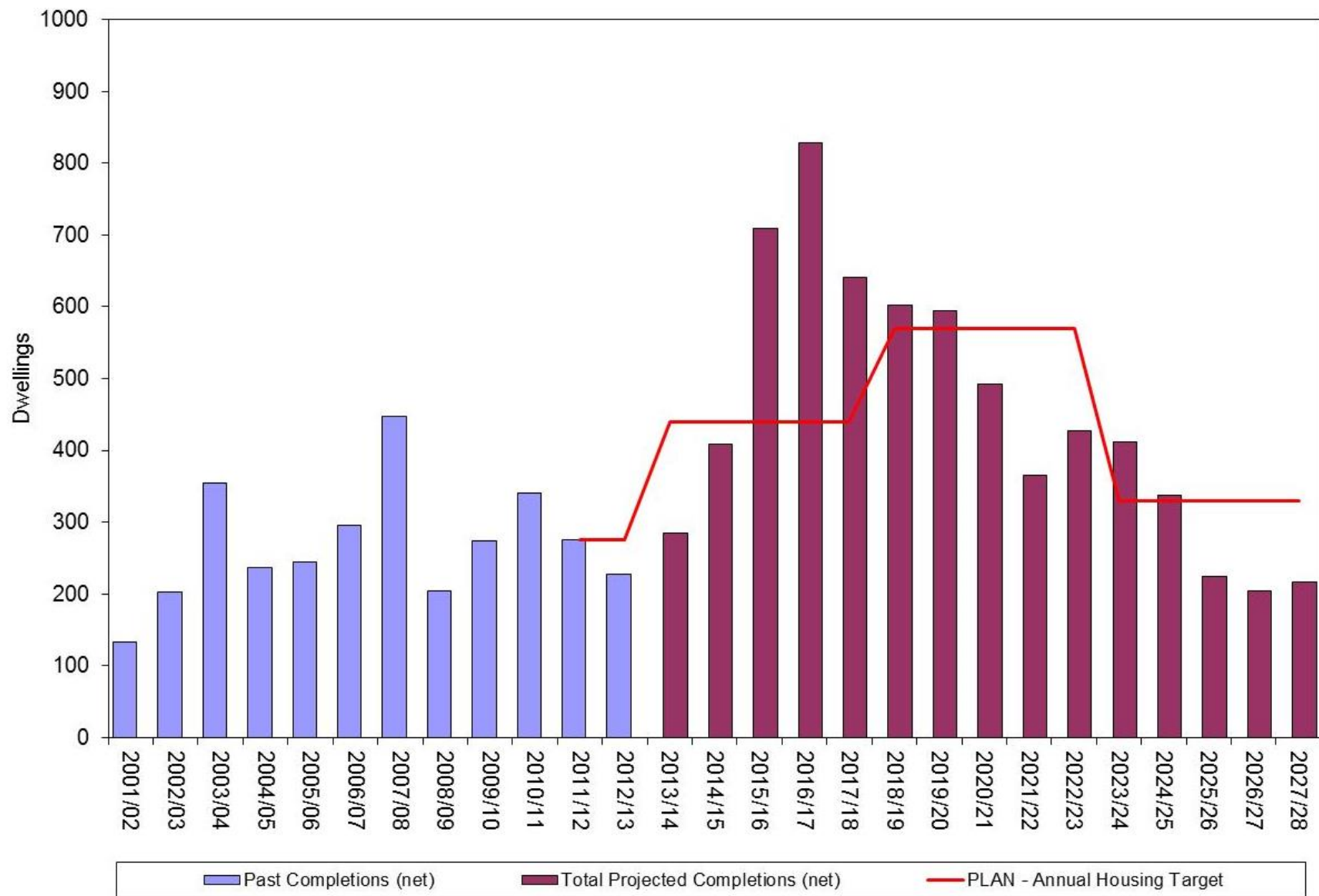
## Housing Trajectory for Scenario C

	Years 1-5								Years 6-10					Years 11-14				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane				15	60	90	90	90	90	15								450
Top Wighay Farm					100	200	200	200	200	100								1000
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	666	985	1055	754	694	713	730	688	739	653	521	301	271	284	9380
Total Projected Completions (net)			284	409	709	829	641	602	594	493	365	427	412	337	225	205	216	6748
Cumulative Completions	275	502	786	1195	1904	2733	3374	3976	4570	5063	5428	5855	6267	6604	6829	7034	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-48	-204	-235	34	423	624	656	680	603	398	255	337	344	239	114	0	
Annual housing target taking account of past/projected completions	426	436	450	462	466	446	411	388	364	335	312	304	279	246	215	211	216	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.



## Scenario D

**Table 6: Estimated housing supply for the five year period (2014-2019)**

	<b>Projected completions</b>
Urban area (Arnold and Carlton)	1,230
Teal Close	416
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	300
Top Wighay Farm	700
Bestwood Village	44
Calverton	446
Ravenshead	120
Other villages	28
Windfall allowance	0
<b>Estimated Housing Supply</b>	<b>3,284</b>

1. The five year housing requirement is 2,398 dwellings.
2. The five year housing requirement plus a 5% buffer is 2,518 dwellings.
3. The five year housing requirement plus a 20% buffer is 2,878 dwellings.
4. The estimated housing supply is 3,284 dwellings. The housing supply exceeds both 5% and 20% requirements.

Total Dwelling Supply	3,284
Annual Requirement for 2014-2019 <sup>5</sup>	480
<b>No of Years Supply</b>	<b>6.84 years</b>

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<sup>5</sup> 2,398 dwellings ÷ 5 years = 480 dwellings.

## Housing Trajectory for Scenario D

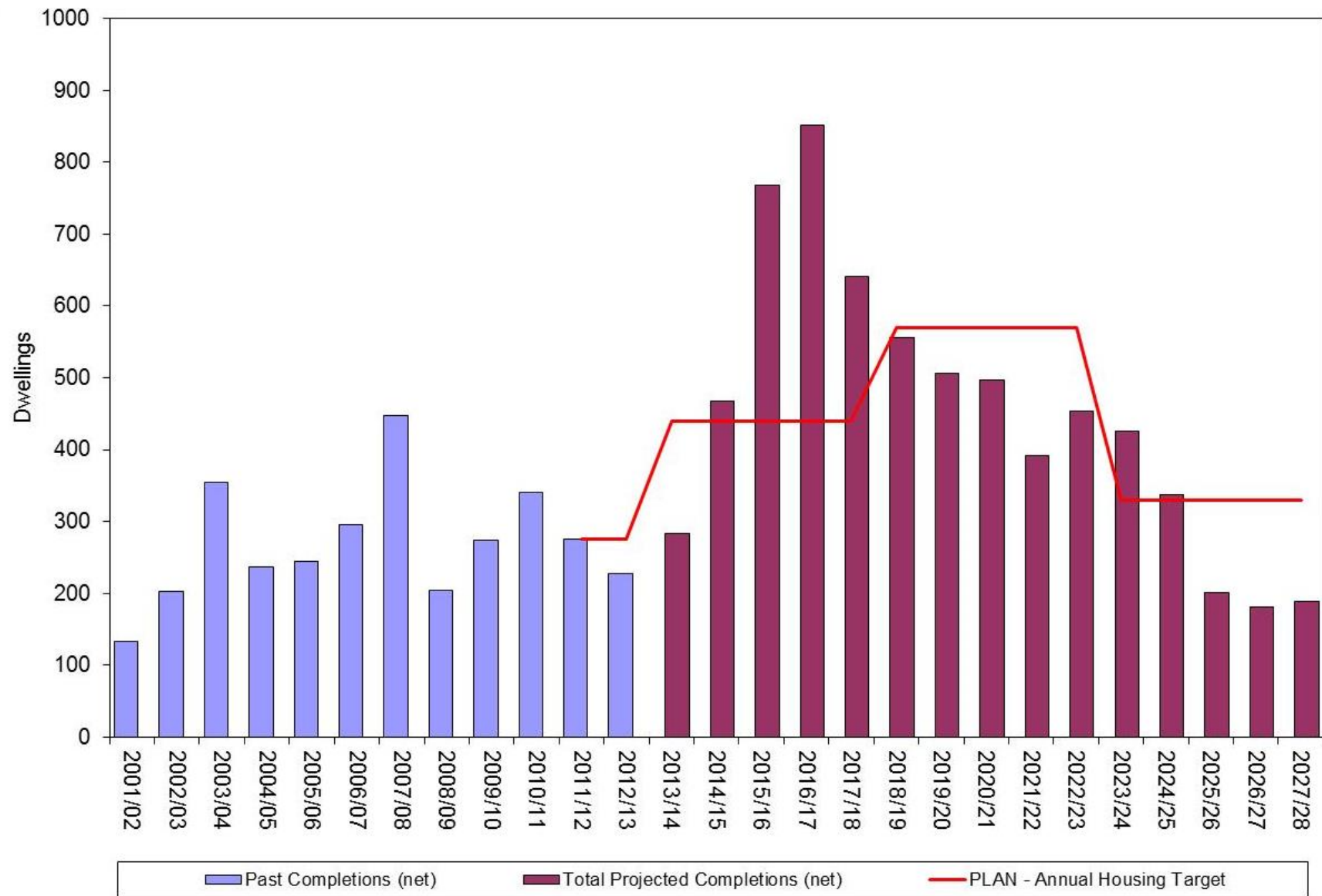
	Years 1-5								Years 6-10					Years 11-14				
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	2011/28
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane				15	60	90	90	45										300
Top Wighay Farm					100	200	200	200	200	100								1000
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	47	207
Demolitions																		0
Total Projected Capacity (net) **			326	666	985	1055	754	649	623	715	688	739	653	521	301	271	284	9230
Total Projected Completions (net)			283	468	768	851	641	556	507	497	391	453	425	338	201	181	188	6748
Cumulative Completions	275	502	785	1253	2021	2872	3513	4069	4576	5073	5464	5917	6342	6680	6881	7062	7250	7250
Annual Housing Target	275	275	440	440	440	440	440	570	570	570	570	570	330	330	330	330	330	7250
Housing Target (cumulative)	275	550	990	1430	1870	2310	2750	3320	3890	4460	5030	5600	5930	6260	6590	6920	7250	
No of dwellings above or below cumulative housing target	0	-48	-205	-177	151	562	763	749	686	613	434	317	412	420	291	142	0	
Annual housing target taking account of past/projected completions	426	436	450	462	461	436	398	374	353	334	311	298	267	227	190	185	188	0

### Footnotes

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.





## Appendix N

### PUA and Non-PUA split

The Nottingham Principal Urban area (PUA) consists of the urban area in Arnold and Carlton, Teal Close, Gedling Colliery and windfall allowance.

Bestwood Village, Calverton, Ravenshead and other villages falls within the rural area (i.e. the Non-PUA).

As the Top Wighay Farm and the North of Papplewick Lane sites are adjoining Hucknall, they are included in the Non-PUA category.

**Table 1: PUA and Non-PUA split for the Aligned Core Strategy**

	ACS Publication Version
Urban area (Arnold and Carlton) including windfall allowance	2,847
Gedling Colliery/Chase Farm	0
North of Papplewick Lane	600
Top Wighay Farm	1,000
Bestwood Village	579
Calverton	1,518
Ravenshead	446
Other villages	260
PUA %	39%
Non-PUA %	61%
PUA including TWF/NPL %	61%
Non-PUA excluding TWF/NPL %	39%

TWF = Top Wighay Farm

NPL = North of Papplewick Lane

**Table 2: PUA and Non-PUA split for each scenario**

	<b>Scenario A1</b>	<b>Scenario A2</b>	<b>Scenario B</b>	<b>Scenario C</b>	<b>Scenario D</b>
Urban area (Arnold and Carlton)	2,407	2,407	2,407	2,407	2,407
Teal Close	830	830	830	830	830
Gedling Colliery/Chase Farm	600	600	600	600	600
North of Papplewick Lane	0	450	450	450	300
Top Wighay Farm	595	0	595	1,000	1,000
Bestwood Village	387	532	461	579	261
Calverton	1,518	1,518	1,099	680	1,055
Ravenshead	446	446	341	237	330
Other villages	260	260	260	260	260
Windfall allowance	207	207	207	207	207
PUA %	56%	56%	56%	56%	56%
Non-PUA %	44%	44%	44%	44%	44%
PUA including TWF/NPL %	64%	62%	70%	76%	74%
Non-PUA excluding TWF/NPL %	36%	38%	30%	24%	26%

TWF = Top Wighay Farm

NPL = North of Papplewick Lane

## Scenario D

		Comple ted 2011- 2013	2014-2028		Total
			Com	New	
Urban area (Arnold and Carlton)	PUA	382	976	1,049	2,407
Teal Close	PUA	0	0	830	830
Gedling Colliery/Chase Farm	PUA	0	0	600	600
North of Papplewick Lane	Non-PUA	0	0	300	300
Top Wighay Farm	Non-PUA	0	0	1,000	1,000
Bestwood Village	Non-PUA	32	29	200	261
Calverton	Non-PUA	19	283	753	1,055
Ravenshead	Non-PUA	57	46	227	330
Other villages	Non-PUA	12	74	174	260
Windfall allowance	PUA	0	0	207	207
<b>Total</b>		<b>502</b>	<b>1,408</b>	<b>5,340</b>	<b>7,250</b>

Com = homes on existing commitments (as at 31 March 2013)

New = homes through new allocations

PUA		382	976	2,686	4,044
Non-PUA		120	432	2,654	3,206
<b>Total</b>		<b>502</b>	<b>1,408</b>	<b>5,340</b>	<b>7,250</b>

PUA = 56%

Non-PUA = 44%

PUA including NPL and TWF = 74%

Non-PUA (excluding above sites) = 26%

## Appendix O

Scenario A1				
Top Wighay Farm	North of Papplewick Lane	Bestwood Village	Calverton	Ravenshead
595 dwellings 8.5ha emp.	0 dwellings	326 New 29 Com.	1216 New 283 Com.	343 New 46 Com.
Issue		Outcome		
Compliance with ACS		<ul style="list-style-type: none"> <li>• Conflict with settlement hierarchy as bulk of reduction from adjacent to sub-regional centre</li> <li>• Would lead to higher degree of green belt loss at Calverton and Ravenshead</li> <li>• Some regeneration benefits for Bestwood Village</li> <li>• Would achieve a higher degree of affordable housing contribution and opportunity for retirement properties from Ravenshead</li> </ul>		
Infrastructure	Highways	<p>This scenario removes 1047 houses (viz a viz the ACS) from the 3 sites in and around Hucknall. A mixed use site at TWF is retained which would assist with economies of scale and allow for a proportion of generated trips to be contained within the overall development. The removal of the NPL site and a reduced scale of development at Bestwood Village would mean that the likely cost of supporting transport infrastructure would be at the lower end of the estimated range for each of the TWF and Bestwood village developments. The likely adverse transport impacts would be lessened for the villages of Linby and Papplewick when compared to the ACS figures.</p>		
	Education	<p><u>Primary</u> New schools required at all locations other than North of Papplewick Lane and Ravenshead. Additional places required at Ravenshead and also at Calverton.</p> <p><u>Secondary</u> Need generated for 147 places around Hucknall and 249 places between Calverton and Ravenshead.</p>		
	Health	<p><u>Around Hucknall</u> 1.2 additional GPs and a contribution of £902,500</p> <p><u>Calverton</u> 1.6 additional GPs and a contribution of £1,155,200</p> <p><u>Ravenshead</u> 0.4 additional GPs and a contribution of £325,850</p>		
Deliverability		<p><u>Around Hucknall</u> The viability work at Appendix L concludes that the reduction in the level of housing proposed at the Top</p>		

	<p>Wighay Farm site would result in the site being unviable.</p> <p><u>Calverton</u> Given the cost of the estimated transport requirements (£13 to £14 million) alongside the other infrastructure and affordable housing costs there is the potential that this level of development is not viable. The GLHearn economic prospects work (<a href="#">CD/KEY/02</a>) also raises some concerns regarding the deliverability of this level of housing at Calverton within the plan period.</p> <p><u>Ravenshead</u> Given the strength of the housing market in this location there is unlikely to be significant viability issues with this level of development.</p>
Sustainability Appraisal	<p>With the number of new homes in the Hucknall area being reduced by 1,047 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. The reduced number of new homes may not be sufficient to fund a range of new facilities in the Hucknall area and there would potentially be a greater impact on existing facilities in the town. The reduction in the number of homes from the current 1,000 homes to 595 homes at the Top Wighay Farm site and no housing development at the North of Papplewick Lane site would mean that the homes would not be able to benefit from being located in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. The reduction in the number of homes at Bestwood Village from the current 547 homes to 355 homes would mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the Top Wighay Farm site and Bestwood Village and less impact on SINC's at the Top Wighay Farm site due to the reduction in the number of homes. No housing development at the North of Papplewick Lane site means no greenfield loss.</p>
Five Year Housing Land Supply	Results in supply of <b>6.16 Years</b>

Scenario A2				
Top Wighay Farm	North of Papplewick Lane	Bestwood Village	Calverton	Ravenshead
0 dwellings 8.5ha emp.	450 dwellings	471 New 29 Com.	1216 New 283 Com.	343 New 46 Com.
Issue		Outcome		
Compliance with ACS		<ul style="list-style-type: none"> <li>Conflict with settlement hierarchy as bulk of reduction from adjacent to sub-regional centre</li> <li>Would lead to higher degree of green belt loss at Calverton and Ravenshead</li> <li>Reduction at Bestwood Village unlikely to be significant in terms of green belt loss or regeneration benefits compared to ACS</li> </ul>		
Infrastructure	Highways	This scenario also removes 1047 houses (viz a viz ACS) from the 3 sites in and around Hucknall. No houses are proposed at TWF site which would remove the possibility of internal trip making and the loss of economies of scale here. This could potentially lead to a disproportionate cost, in purely transport terms, of serving the TWF site. Estimated costs for each of the sites comprising this scenario likely to be at the upper end of the estimated cost ranges. The likely adverse transport impacts would be minimised for the villages of Linby and Papplewick when compared to the ACS figures.		
	Education	<u>Primary</u> New schools required at all locations other than Top Wighay Farm and Ravenshead. Additional places required at Ravenshead and also at Calverton.  <u>Secondary</u> Need generated for 171 places around Hucknall and 249 places between Calverton and Ravenshead.		
	Health	<u>Around Hucknall</u> 1.2 additional GPs and a contribution of £902,500  <u>Calverton</u> 1.6 additional GPs and a contribution of £1,155,200  <u>Ravenshead</u> 0.4 additional GPs and a contribution of £325,850		
Deliverability		<u>Around Hucknall</u> The viability work at Appendix L concludes that the reduction in the level of housing proposed at the Top Wighay Farm site would result in the site being unviable.  <u>Calverton</u> Given the cost of the estimated transport requirements (£13 to £14 million) alongside the other infrastructure and affordable housing costs there is the potential that		

	<p>this level of development is not viable.</p> <p><u>Ravenshead</u>  Given the strength of the housing market in this location there is unlikely to be significant viability issues with this level of Development. Requirements will be subject to testing through the part 2 Local Plan.</p>
Sustainability Appraisal	<p>With the number of new homes in the Hucknall area being reduced by 1,047 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. The reduced number of new homes may not be sufficient to fund a range of new facilities in the Hucknall area and there would potentially be a greater impact on existing facilities in the town. No housing development at the Top Wighay Farm site would mean that the homes would not be able to benefit from being located in a sustainable location relative to the Key Settlements. The housing figure for the North of Papplewick Lane site has been amended to 450 homes in light of discussions with the landowners and put forward in a planning application (for 300 homes) with the Council. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. A small reduction in the number of homes at Bestwood Village from the current 547 homes to 500 homes would not change the regeneration benefits of new development for the village. There would be less loss of greenfield land at the North of Papplewick Lane site and Bestwood Village. No housing development at the Top Wighay Farm site would mean less loss of greenfield and no development on the SINC's (as the SINC's falls within the housing site). However having no housing development at Top Wighay Farm would mean no employees would be able to live and work within the same area and thereby minimise the impact on the environment.</p>
Five Year Housing Land Supply	Results in supply of <b>6.11 Years</b>



Scenario B				
Top Wighay Farm	North of Papplewick Lane	Bestwood Village	Calverton	Ravenshead
595 dwellings 8.5ha emp.	450 dwellings	400 New 29 Com.	797 New 283 Com.	238 New 46 Com.
Issue		Outcome		
Compliance with ACS		<ul style="list-style-type: none"> <li>Balanced approach so some conflict with settlement hierarchy.</li> <li>Reduction at Bestwood Village unlikely to be significant in terms of green belt loss or regeneration benefits compared to ACS</li> <li>Reduction at Calverton and Ravenshead will achieve less loss of Green Belt</li> <li>Some reduction in Affordable Housing contributions and opportunity for retirement properties from Ravenshead</li> </ul>		
Infrastructure	Highways	A mixed use site at TWF is retained which would assist with economies of scale and allow for a proportion of generated trips to be contained within the overall development. The retention of the NPL site in full and a slightly reduced scale of development at Bestwood village would mean that the likely cost of supporting transport infrastructure would be at the lower end of the estimated range for each of the TWF, NPL and Bestwood village developments. The modest reduction in the number of houses in Ravenshead would have little transport benefit viz a viz the ACS figure. The 450 house reduction at Calverton would however be a more meaningful reduction and help limit the likely adverse traffic impacts in and around Calverton village.		
	Education	<u>Primary</u> New schools required at all locations other than Ravenshead. Additional places required at Ravenshead and also at Calverton.  <u>Secondary</u> Need generated for 231 places around Hucknall and 166 places between Calverton and Ravenshead.		
	Health	<u>Around Hucknall</u> 1.8 additional GPs and a contribution of £1,400,300  <u>Calverton</u> 1.0 additional GPs and a contribution of £757,150  <u>Ravenshead</u> 0.3 additional GPs and a contribution of £226,100		
Deliverability		<u>Around Hucknall</u> The viability work at Appendix L concludes that the reduction in the level of housing proposed at the Top Wighay Farm site would result in the site being unviable.		

	<p><u>Calverton</u> The reduced level of development here is likely to have a positive effect on viability. Requirements will be subject to testing through the Part 2 Local Plan.</p> <p><u>Ravenshead</u> Given the strength of the housing market in this location this level of development is more than likely to be viable.</p>
Sustainability Appraisal	<p>With the number of new homes in the Hucknall area being reduced by 523 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. Providing 1,529 homes (instead of the current 1,997 homes) in the Hucknall area would fund a range of new facilities in the Hucknall area and there would be less impact on existing facilities in the town. The reduction in the number of homes from the current 1,000 homes to 595 homes at the Top Wighay Farm site and 450 homes at the North of Papplewick Lane site would mean that the homes would be able to benefit from being located in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. A small reduction in the number of homes at Bestwood Village from the current 547 homes to 429 homes may mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the Top Wighay Farm site and Bestwood Village and less impact on SINCs at the Top Wighay Farm site as a result of the reduction in the number of homes.</p> <p>With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 524 homes, this would result in less development on Green Belt land and less impact on the environment. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.</p>
Five Year Housing Land Supply	Results in Supply of <b>6.45 Years</b>

Scenario C				
Top Wighay Farm	North of Papplewick Lane	Bestwood Village	Calverton	Ravenshead
1000 dwellings 8.5ha emp.	450 dwellings	518 New 29 Com.	378 New 283 Com.	134 New 46 Com.
Issue		Outcome		
Compliance with ACS		<ul style="list-style-type: none"> <li>• Maintains strategic sites around Hucknall and accords with settlement hierarchy although no reduction at Bestwood Village</li> <li>• Regeneration benefits at Bestwood Village as per the ACS</li> <li>• Achieves a significant reduction in loss of Green Belt land at Calverton and Ravenshead although likely green belt loss at Bestwood Village.</li> <li>• Significant reduction in affordable housing contributions and limited opportunities for retirement properties in Ravenshead</li> </ul>		
Infrastructure	Highways	The Hucknall / Bestwood sites are retained as per the ACS numbers giving economy of scale in terms of likely cost sharing for some of the off-site transport mitigation; however the likely adverse impacts on Linby and Papplewick villages remain unchanged. The reduction of the allocation in Calverton to 375 dwellings would be very significant in transport terms, to the point where it could be readily accommodated.		
	Education	<u>Primary</u> New schools required at all locations around Hucknall. Additional places required at Ravenshead and also at Calverton.  <u>Secondary</u> Need generated for 315 places around Hucknall and 81 places between Calverton and Ravenshead.		
	Health	<u>Around Hucknall</u> 2.5 additional GPs and a contribution of £1,897,150.  <u>Calverton</u> 0.5 additional GPs and a contribution of £359,100  <u>Ravenshead</u> 0.2 additional GPs and a contribution of £127,300		
Deliverability		<u>Around Hucknall</u> The viability work at Appendix L concludes that the Top Wighay Farm site is only viable on the basis of 20% requirement for affordable housing and the North of Papplewick Lane site is viable on the basis of a 30% requirement for affordable housing.  <u>Calverton</u> The significantly reduced level of development here is		

	<p>likely to have a positive effect on viability and this level of development is more than likely to be viable.</p> <p><u>Ravenshead</u> Given the strength of the housing market in this location this level of development is more than likely to be viable.</p>
Sustainability Appraisal	<p>With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 1,047 homes, this would result in much less development on the Green Belt land. It would result in a reduced range and availability of homes in the Key Settlements and a smaller impact on affordability. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.</p> <p>The situation for the Hucknall area (i.e. Top Wighay Farm, North of Papplewick Lane and Bestwood Village) would not change as the housing figures remain as set out in the Aligned Core Strategies. Providing 1,997 new homes in the Hucknall area would fund a range of new facilities in the Hucknall area to address the impacts on existing facilities in the town. Providing 1,000 homes at the Top Wighay Farm site and 450 homes at Papplewick Lane would mean that the homes would benefit from being in a sustainable location relative to the Key Settlements. Both the Top Wighay Farm and the North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. No reduction in the number of homes at Bestwood Village would maintain the regeneration benefits of new development for the village. Although there would be no loss of Green Belt land for housing development at the Top Wighay Farm site and the North of Papplewick Lane site, there would still be loss of greenfield land. There would still be an impact on SINC's at the Top Wighay Farm site, however there would be opportunities for mitigation and replacement habitat within the open space on the site.</p>
Five Year Housing Land Supply	Results in Supply of 6.55 Years

Scenario D				
Top Wighay Farm	North of Papplewick Lane	Bestwood Village	Calverton	Ravenshead
1000 dwellings 8.5ha emp.	300 dwellings	200 New 29 Com.	753 New 283 Com.	227 New 46 Com.
Issue		Outcome		
Compliance with ACS		<ul style="list-style-type: none"> <li>• Largely maintains strategic sites around Hucknall so accords with settlement hierarchy</li> <li>• Reduction in regeneration benefits at Bestwood Village</li> <li>• Reduction at three Key Settlements will achieve less loss of Green Belt</li> <li>• Some reduction in Affordable Housing contributions and opportunity for retirement properties from Ravenshead</li> </ul>		
Infrastructure	Highways	This has a Hucknall focus plus a proportional reduction at Calverton and Ravenshead. The TWF site is retained as per the ACS which is likely to be the most cost effective solution in transport terms for this site. In combination with the reduced allocations at NPL and Bestwood village the estimated cost of the supporting transport infrastructure for the TWF site would be expected to be towards the lower end of the estimated cost range. The modest reduction in Ravenshead would have little transport benefit viz a viz the ACs figure. The 450 house reduction at Calverton would be a more meaningful reduction and help limit the likely adverse traffic impacts in and around Calverton village.		
	Education	<u>Primary</u> New schools required at all locations other than Ravenshead. Additional places required at Ravenshead and also at Calverton.  <u>Secondary</u> Need generated for 240 places around Hucknall and 156 places between Calverton and Ravenshead.		
	Health	<u>Around Hucknall</u> 2 additional GPs and a contribution of £1,452,550  <u>Calverton</u> 1.0 additional GPs and a contribution of £715,350  <u>Ravenshead</u> 0.3 additional GPs and a contribution of £215,650		
Deliverability		<u>Around Hucknall</u> The viability work at Appendix L concludes that the reduction in the level of housing proposed at the North of Papplewick Lane site would result in the site being marginally unviable. The Top Wighay Farm site would be viable only on the basis of a 20% requirement for affordable housing.		

	<p><u>Calverton</u> The reduced level of development here is likely to have a positive effect on viability. Requirements will be subject to testing through the Part 2 Local Plan.</p> <p><u>Ravenshead</u> Given the strength of the housing market in this location this level of development is more than likely to be viable.</p>
Sustainability Appraisal	<p>With the number of new homes in the Hucknall area being reduced by 468 homes this would result in a reduced range and availability of homes in this part of the Borough and a smaller impact on affordability. Providing 1,474 homes (instead of the current 1,997 homes) in the Hucknall area would fund a more limited range of new facilities in the Hucknall area to address the impacts on existing facilities in the town. Providing 1,000 homes at the Top Wighay Farm site and the reduction in the number of homes from the current 450 homes to 300 homes at the North of Papplewick Lane site would enable these homes to benefit from being located in a sustainable location relative to the Key Settlements. Both Top Wighay Farm and North of Papplewick Lane sites are on the edge of Hucknall which has good transport links. The reduction in the number of homes at Bestwood Village from the current 547 homes to 229 homes would mean the regeneration benefits of new development would be reduced. There would be less loss of greenfield land at the North of Papplewick Lane site and Bestwood Village due to the reduction in the number of homes. There would still be an impact on SINCs at the Top Wighay Farm site however there would be opportunities for mitigation and replacement habitat within the open space on the site.</p> <p>With the number of new homes in other Key Settlements (Calverton and Ravenshead) being reduced by 579 homes this would result in much less development on Green Belt land. It would result in a reduced range and availability of homes in the Key Settlements and a smaller impact on affordability. The number of new homes would still require services and facilities to cope with the level of growth in the Key Settlements.</p>
Five Year Housing Land Supply	Results in supply of <b>6.84 Years</b>