

Dawn Alvey
Service Manager
Economic Growth and Regeneration
Gedling Borough Council
Civic Centre, Arnot Hill Park
Arnold,
Nottingham
NG5 6LU

6th February 2017

Dear Dawn,

Re: Gedling Colliery/Chase Farm – Local Plan Examination

Further to the Inspectors question relating to the build out rates for Gedling Colliery, and whether they are realistic at a rate of between 60 to 80 dwellings per annum.

Detailed below is evidence of Keepmoat's current sites being delivered in the Midlands which either meet or exceed the current delivery programme for Gedling Colliery.

The number of units delivered each year across these supports our assumptions that we will easily achieve the numbers forecast through the Gedling site.

1. **Spirit Quarters, Coventry**
Year 16/17, 86 dwellings delivered
Year 17/18, forecast to deliver 121 dwellings
2. **Goscote, Walsall**
Year 16/17, 175 dwellings delivered, 50/50 open market and affordable
3. **Moss Road Cannock**
Year 16/17, 76 dwellings delivered
4. **Upton, Northampton**
Year 16/17, 78 dwellings delivered
5. **Brookvale, Bolsover**
Year 16/17, 56 dwellings delivered, all private sale in a challenging market
6. **The Oval, Hereford**
Year 16/17, 62 dwellings delivered.

Keepmoat can also confirm that it is our intention for the site is to be delivered by a single Developer, and there is no expectation that areas of the site will be parcelled off as serviced sites to other Developers.

If you have any further queries or required any supporting information regarding the sites mentioned in our response, please do not hesitate to contact me.

Regards

A handwritten signature in black ink, reading "Janet Stirzaker". The signature is written in a cursive, flowing style.

Janet Stirzaker
Land and Partnership Manager
Keepmoat Homes