

23 February 2017  
**Delivered by email**

Carmel Edwards  
Local Plan Programme Officer  
c/o Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Ref: NORM3003

Dear Ms Edwards

## **GEDLING LOCAL PLANNING DOCUMENT (PART 2 LOCAL PLAN) EXAMINATION - TEAL CLOSE, NETHERFIELD**

At the Hearing session in respect of Matter 5 (Housing) on 8 February, the Inspector requested further clarification from Northern Trust Company Ltd ("Northern Trust") about the anticipated lead-in time and subsequent delivery rates for new housing on land at Teal Close in Netherfield.

In terms of context, the Teal Close site is allocated for residential development in the Greater Nottingham Aligned Core Strategies (ACS). Outline planning permission for the mixed-use development of the site was granted by Gedling Borough Council (GBC) on June 2014 (LPA ref. 2013/0546).

The outline planning permission related to the provision of up to 830 dwellings alongside employment uses (Use Classes B1 / B2 / B8), a community hub (Use Classes A1-A5 and D1), primary school, hotel, care home, playing pitches and changing facilities, public open space, allotments, an ecology park and associated infrastructure and landscaping. All matters were reserved for future approval, except for access. Condition 1 pursuant to the outline planning permission requires application(s) for the approval of reserved matters to be made within five years of the date of the permission (i.e. by 29 June 2019).

The site is identified within GBC's 2016 Strategic Housing Land Availability Assessment (SHLAA) as having a capacity of 830 dwellings, which reflects the extant outline planning permission<sup>1</sup>.

### **Anticipated Lead-In Time**

Since outline permission was granted, Northern Trust (with the landowner, Severn Trent Water) has been seeking to agree contracts for sale with developers / housebuilders. A position with a leading national housebuilder is in the final stages of agreement, and is expected to be finalised in March 2017. A Reserved Matters application for the first phase of residential development is currently being prepared and is expected to be submitted to GBC by the end of March 2017.

---

<sup>1</sup> Site ref. 6/782

In this context, the following timescales are currently anticipated:

- Submission of Reserved Matters application: March 2017
- Approval of Reserved Matters application: July 2017
- Pre-construction (12 months) concludes: July 2018 (given the extent of remediation and ground works required)
- First completion: December 2018

Once the construction of dwellings has commenced, it is anticipated that a delivery rate of between 45 – 50 dwellings per annum could be achieved in line with the regional average and based on a single sales outlet. A second sales outlet is expected to be developed from Year 3 onwards, increasing delivery rates to 90 – 95 dwellings per annum.

Based on the information provided to date, the estimated delivery trajectory during the plan period can be summarised as follows:

## Estimated Delivery Trajectory

Period	Expected No. of Completions	Cumulative No. of Completions
2018/19	25 dwellings	25 dwellings
2019/20	50 dwellings	75 dwellings
2020/21	90 dwellings	165 dwellings
2021/22	95 dwellings	260 dwellings
2022/23	95 dwellings	355 dwellings
2023/24	95 dwellings	450 dwellings
2024/25	95 dwellings	545 dwellings
2025/26	95 dwellings	640 dwellings
2026/27	95 dwellings	735 dwellings
2027/28	95 dwellings	830 dwellings

I trust that the above information is helpful to the Inspector in her ongoing consideration of the Gedling Local Planning Document. However, please do not hesitate to contact me if you have any queries or require anything further.

Yours sincerely



Stephen Bell  
**Senior Director, Head of Planning North**

stephen.bell@turley.co.uk