

From: Eastwood, Stephanie (GVA) <Stephanie.Eastwood@gva.co.uk>
Sent: 10 March 2017 17:08
To: Ian McDonald; Alison Gibson
Cc: Carmel Edwards; Tina.Cooke@nottsc.gov.uk; david.pick@nottsc.gov.uk
Subject: RE: LPD site allocation - Linden Grove update
Attachments: 17-03-10 Letter - GBC - H4 Trajectory and LPD64 FINAL.pdf

Ian/ Alison,

I hope you are both well.

I write further to the Hearing Session in respect of Matter 7, Issue 7C on Tuesday 28 February 2017 and your email below in relation to the housing trajectory for the Linden Grove site (H4).

We have prepared the attached letter, on behalf of Northern Trust, which deals with two points:

1. the delivery trajectories for the site in two different scenarios; and
2. an alternative form of words for Policy LPD 64 for consideration in the light of NCC's concerns about the parallel development of site H4 and the GAR.

I trust that the attached letter is clear and is of assistance, however, should you have any queries please do not hesitate to let us know.

I have copied in David and Tina from Nottinghamshire County Council. I would be grateful if the County Council could please consider the alternative wording suggested for Policy LPD 64 and provide any thoughts or comments you may have in advance of the final contingency Hearing Session, which is currently expected to take place on 23 March 2017, so that we can hopefully reach an agreed position in advance of the this.

Kind regards,

Steph

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Senior Planner

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From: Ian McDonald [<mailto:Ian.McDonald@gedling.gov.uk>]
Sent: 06 March 2017 10:45
To: Eastwood, Stephanie (GVA)
Subject: FW: LPD site allocation - Linden Grove update
Importance: High

As requested.

Ian McDonald
Planning Officer - Planning Policy
Gedling Borough Council
Civic Centre, Arnot Hill Park
Arnold, Nottingham NG5 6LU

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From: Ian McDonald
Sent: 02 March 2017 12:56
To: 'stephanie.eastwood@gva.co.uk'
Subject: LPD site allocation - Linden Grove update
Importance: High

As discussed at one of the Local Plan hearing sessions, it was agreed that the Council revise the five year housing land supply to reflect any further changes regarding start dates, allocation of sites, delivery rates etc (see action refs 16 and 20 of the [EX/60](#) document).

I would be grateful if you could check the attached extract of the table as shown in Appendix E of the Housing Background Paper Addendum (December 2016) ([EX/22](#)) and let me know of any correction or further update as soon as practical. Please could you also confirm the delivery rates in the projected completions column. If you have already verbally updated at the hearing session, I would prefer to receive an email confirmation for the filing purposes.

Thank you.

Ian McDonald
Planning Officer - Planning Policy
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Our Ref: -
Your Ref: H4 – Linden Grove

7 March 2017

FAO Ian Foster/ Alison Gibson

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Dear Sirs,

**GEDLING LOCAL PLANNING DOCUMENT EXAMINATION
LINDEN GROVE – SITE REF. H4
UPDATED HOUSING TRAJECTORY AND PROPOSED ALTERNATIVE WORDING
FOR POLICY LPD 64**

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

At the Examination Hearing Session on 28 February 2017, in respect of **Matter 7, Issue 7c: Linden Grove (H4) [Policy LPD 64]** it was agreed that Northern Trust would provide Gedling Borough Council (GBC) and the Inspector with delivery trajectories in the following scenarios:

1. where the wording of Policy LPD 64 remains unchanged and the site is not able to deliver housing in advance of the completion of the Gedling Access Road (GAR); and
2. where the wording of Policy LPD 64 is amended so as to allow the site to deliver housing in advance of the completion of the GAR in the event that the applicant can demonstrate that this would not give rise to severe impacts.

It was also agreed that Northern Trust would provide GBC and NCC with an alternative form of words for Policy LPD 64 in the light of NCC's concerns about parallel development of H4 and the GAR having an impact on the cost and programming of the Road.

Both are covered below.

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Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle

Housing Trajectory

Northern Trust has considered how the development of this site might progress, in the two scenarios. In doing so, Northern Trust has had regard to the following factors:

- NCC's programme for the construction of the GAR;
- the need to secure outline planning permission for the development of site H4;
- the need to dispose of the site to a house builder/ developer;
- the approach that a house builder/ developer is likely to take in securing reserved matters approvals;
- the time it is likely to take to discharge pre-commencement conditions; and
- the time that the developer is likely to need to prepare the site for development.

The scenarios that have been examined are:

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

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

Scenario 1 – Worst Case

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

Scenario 2 – Best Case

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

Alternative Wording – Policy LPD 64

We have made it very clear that we consider Policy LPD 64 to be unsound as currently drafted. In our Regulation 19 representations and our Matter 5 and 6 Statements, we suggested that the wording of the policy be amended as follows:

*"Sites marked with a * will not be permitted to deliver homes prior to the completion of the Gedling Access Road, unless it can be demonstrated that the Sites could deliver housing in advance of the completion of the Gedling Access Road without a severe highways impact on congestion or safety on the local highways network, accounting for any mitigation proposed."*
(Our emphasis)

During the Matter 7, Issue 7c Session NCC indicated that it would have no objection to the Policy being amended, subject to an additional caveat being added in respect of the cost and timing of the delivery of the GAR.

In the light of comments made by NCC we would suggest that Policy LPD 64 is amended, as follows:

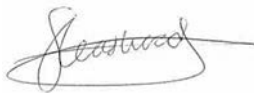
"Sites marked with a * will not be permitted to deliver homes prior to the completion of the Gedling Access Road unless it can be demonstrated that:

- i. The sites could deliver housing sooner without giving rise to severe impacts in respect of highways safety or congestion; and***
- ii. The sites could deliver housing sooner without impacting adversely on the timing or cost of the delivery of the Gedling Access Road."***

This alternative form of words would provide a necessary degree of flexibility whilst ensuring that Gedling Borough Council, as Local Planning Authority, and NCC, as Local Highway Authority, retain sufficient control over the development of the site through the development control process.

I trust that the above provides sufficient clarification regarding the trajectory for the delivery of the site and Northern Trust's proposed alternative wording to Policy LPD 64. However, should you have any queries or wish to discuss any of the above further we would be happy to do so in advance of the final 'contingency' examination hearing session which is expected to take place on 23 March 2017, but is yet to be confirmed.

Yours sincerely



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For and on behalf of GVA Grimley Limited