

From: Gpkim16@aol.com
Sent: 13 March 2017 08:06
To: Joanna Gray
Cc: Carmel Edwards
Subject: Local Plan Public Examination
Attachments: Indicative Site Layout.pdf; Ltr re Willow Farm 130317.pdf

Joanna

Following the Hearing Session re Matter 7B Willow Farm, Langridge Homes Ltd has asked me to write to you to reassure the Council and the WFAG that it should be possible to achieve at least a temporary access from the GAR when it has been constructed to enable construction traffic to enter Site Allocation H3, thus avoiding construction vehicles having to use existing residential roads. A letter and an indicative layout plan are attached.

Kind regards

Geoff Prince

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Joanne Gray
Department of Planning and Environment
Gedling Borough Council
Civic Centre
Arnot Hill Park
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NOTTINGHAM
NG5 6LU

13 March 2017

Dear Joanne

Gedling Local Plan Part 2 Allocations and Development Management LPD; Public Examination

You will recall that at the Hearing Session regarding Matter 7B Willow Farm on 28 February 2017 that the Willow Farm Action Group (WFAG) expressed concerns regarding the impact of construction traffic through the existing residential roads assuming that the Willow Farm allocation was confirmed by the Inspector into the soundness of the Local Plan.

As a responsible local house-builder, Langridge Homes recognises these concerns and wishes to reassure the Council and also the local residents that they will take all appropriate steps to minimise any impacts during the construction period. As you know this site cannot be brought forward for development until the Gedling Access Road (GAR) is complete. Once complete it will be possible to negotiate a temporary access into the site via the GAR. Although this route shows a section of road through Willow Farm in a steep cutting as the road drops from around 85m AOD to 50m AOD the route is then at grade for a short distance. It is along this section that it will be possible to provide a temporary access to the site, potentially by using a farm access route (a public footpath /bridleway route is also shown crossing the GAR).

We trust that this statement and the attached drawing will allay the concerns of the WFAG, and also address the statement by the Highways Authority which expressed a view that access to Willow Farm from the GAR will be difficult to achieve due to the GAR passing through a deep cutting.

By copy of this letter to the Programme Officer, Langridge Homes Ltd wishes to request that the Inspector gives consideration as to whether this letter should be placed in the Document library.

Yours sincerely

Geoff Prince

Enc

CC Carmel Edwards, The Programme Officer, Gedling Local Plan Part 2 Public Examination

Willow Farm, Gedling : Proposed Strategic Site Allocations : **Figure 3: Indicative Proposed Site Layout**

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