

## **Information requested by Inspector from week 2 of hearings**

**March 2017**

(References to actions refer to the list of actions arising from weeks 1 and 2 – document reference **EX/85**)

### **Action 35 – Site below the threshold**

It is confirmed that there is no double counting in document EX/65. A query was raised during the hearing sessions in relation to the Daybrook Laundry site (6/477). It is confirmed that planning permission has been granted for retail use on part of the site but this has been taken into account and document EX/65 only considers the remainder of the site.

### **Action 38 – Gedling Colliery/Chase Farm (site H9)**

Further consideration has been given to the timing and trigger for a review of the Local Plan part 2, should the Gedling Access Road fail to come forward. Progress on the construction of the Gedling Access Road and the delivery of new homes on the Gedling Colliery/Chase Farm site will be monitored annually through the Authority Monitoring Report and in accordance with the Housing Implementation Strategy (**LPD/HOU/01**).

It is considered that an appropriate trigger for the consideration of a review of the Local Plan would be 2020, by when it is currently anticipated that the construction of the road would be completed. This timescale is considered appropriate for the following reasons:-

1. This timescale would allow for some delay at a level which may be subsequently caught up.
2. The Housing Implementation Strategy recognises that the Borough Council is already proactive in seeking to minimise risk and to smooth delivery of sites. For example, the Borough Council has established an effective development group to manage delivery of the Gedling Colliery site and this would be used to respond promptly to delays or difficulties encountered in bringing forward the Gedling Access Road. A trigger of 2020 would allow sufficient time for all solutions to be explored.

However, should such measures prove unsuccessful, then there would be a need to review the Local Plan in order to ensure that the Council was able to meet its housing requirement and demonstrate a five year supply of housing land. It is recognised that a review of the Local Plan under these circumstances would need to take a radically different approach to the distribution of new homes. Three housing

allocations (Gedling Colliery/Chase Farm, Linden Grove and Willow Farm) are dependent on the delivery of the GAR and they are all located adjoining the main urban area of Arnold and Carlton and in accordance with the first stage of the settlement hierarchy set by Policy 2 of the Aligned Core Strategy. This would need to be carefully balanced against the requirement to deliver new homes. An earlier review is therefore not considered to be appropriate as it would allow insufficient time for all solutions to be explored.

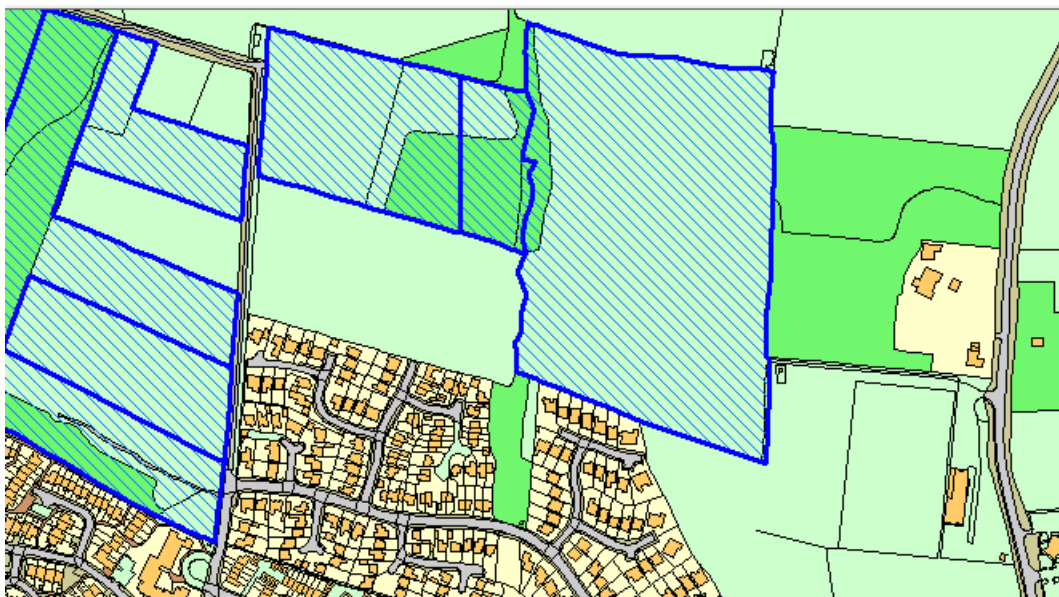
### **Action 43 – Brookfields Garden Centre (H2)**

It is confirmed that the Minerals Planning Authority have been consulted on the current outline planning application (application ref. 2017/0155) for the erection of up to 32 dwellings on part of the Brookfields Garden Centre housing allocation site H2.

It is confirmed that the Nottinghamshire County Council Planning Obligations Strategy addresses minerals issues and this document has now been added to the examination library as document reference **EX/77**.

### **Action 45 – Howbeck Road/Mapperley Plains (H7)**

The plan provided below identifies land owned by Gedling Borough Council in this location (shown hatched blue) and confirms that the land to the north of the Howbeck Road/Mapperley Plains housing allocation is within the ownership of the Council. It is confirmed that this could be made available to accommodate a bund and/or a landscaping buffer as required through the partnership arrangements already in place and delivered through the planning application process.



### **Action 46 - Howbeck Road/Mapperley Plains (H7)**

It is confirmed that there are no covenants that would restrict development at Howbeck Road above the 107m contour. This contour was used through the preparation of the 2005 Gedling Borough Replacement Local Plan to form the boundary of the extent of the Howbeck Road development allocated in that plan. This approach was supported by the Inspector examining the 2005 Local Plan on the basis of the supporting information provided. However, this has now been re-examined through the preparation of the Local Planning Document and there is no legal restriction in place to prevent development beyond the 107m contour.

### **Action 52 – Gedling Colliery/Chase Farm (H9)**

It is confirmed that the S106 agreement has now been signed by all relevant parties and the decision notice was issued on 6<sup>th</sup> March 2017.

Development Management are now in receipt of the Discharge of Condition Applications to deal with the Pre Commencement elements (received on 13<sup>th</sup> March 2017). Subject to statutory body approval, it is anticipated that the Discharge of Condition applications (refs: 2017/0322, 2017/0323, and 2017/0324) can be turned around within 21 days given that some conditions have been provisionally discharged prior to the completion of the s106.

Following the grant of planning permission on 6<sup>th</sup> March, a licence has been issued by the Homes and Communities Agencies for developers Keepmoat to access the site to progress site preparation works. In parallel, Nottinghamshire County Council's Transport and Highway Committee, at its meeting on 16<sup>th</sup> March, confirmed approval for officers to take all necessary steps to make and implement a Compulsory Purchase Order to deliver the Gedling Access Road (**EX/84**).

### **Actions 54 and 55 – Westhouse Farm (H12)**

GBC has resolved to grant planning permission for 101 homes (application ref. 2014/0238) subject to the signing of a S106 agreement. Regarding progress on the S106 agreement, we understand that discussions are ongoing regarding affordable housing and this is the key outstanding issue.

It is confirmed that housing on the Westhouse Farm site can be developed in advance of the proposed new primary school. This reflects the approach taken previously to the Bestwood Business Park site H13). Outline planning permission (reference 2014/0214) was granted for residential development of up to 220 dwellings on the Business Park subject to a S106 agreement which provided funding

for primary and secondary school contributions in accordance with the County Council's obligations strategy (**EX/77**).

### **Action 57 – Bestwood Business Park (H13)**

The landowners/developers, St Modwens, have been contacted and it is confirmed the site is still in business use. The lease arrangements are commercially sensitive but St Modwens have confirmed that the residential development is likely to commence beyond the five years period but would be completed by 2028. There are no known constraints to development and the site has outline planning permission for residential use and a Section 106 agreement is in place.

### **Action 59 – Park Road, Calverton (H16)**

Nottinghamshire County Council (Highways) has confirmed that North Green is adopted as highway and is not private fronting the properties. There is a permit holders parking order on the street, together with a prohibition of waiting order on parts of the road. Street lighting is maintained by Nottinghamshire County Council therefore access could still be achievable into the site.

Discussions are ongoing between Persimmon Homes who are promoting the Park Road site and County Highways but agreement has not yet been reached as part of the pre-application process. As such, it is considered appropriate to continue to refer to a possible access from North Green in the supporting text (paragraph 5.7) in order to provide maximum flexibility and allow for all potential options.

However, to reflect the likely outcome of discussions regarding access, it is proposed to amend the second sentences of paragraph 5.7 to read as follows:-

‘Access to the site would come via at least two access points from Park Road and Collyer Road. An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected’.