

Schedule of Changes Made During Hearing Sessions – week 3 (March 2017)

The following schedule details proposed changes to the Gedling Borough Local Planning Document Publication Draft following the third week of the hearing sessions which took place over the course of the following week:-

- 21 to 23 March 2017.

Those proposed changes that are purely typographical/grammatical corrections, updating of dates and status of documents or are making changes to the text to clarifying meaning without changing the context are set out in dark grey type and are prefixed with the letter C in the ref column.

Those changes which are more significant or are responding to comments from consultees are prefixed with **MM** in the ref column. Further consultation will be undertaken on these changes and any others which are a result of the examination after the hearing sessions.

For clarification, where text has been changed, deleted text is shown as ~~struck through~~ and additional text shown underlined.

This document should be read in conjunction with the Revised Schedule of Changes to Local Planning Document Publication Draft (December 2016) (**EX/10A**), Schedule of Changes Made Post Submission (December 2016) (**EX/09B**) and Schedule of Changes Made During Hearing Sessions (March 2017) (**EX/87**). For information, the reference point column includes page numbering in the Tracked Changes Version of Local Planning Document Publication Draft Version 2 (December 2016).

Schedule of Changes

Ref	Main section	Reference point	Source of change	Details	Reason	Change supported by GBC?
MM94	Part C: Policies Map	Housing Allocation – H24 (Broad Close)	Hearing sessions	Amend boundary of site H24 (Broad Close) as shown on policies map to incorporate strip of land to the south. (See Appendix 1 for illustration)	To reflect the area of land now proposed for development.	Proposed by GBC.
MM95	Part C: Policies Map	Housing Allocation – H8 (Killisick Lane)	Correction	Amend boundary of site H8 (Killisick Lane) as shown on policies map to clarify that only part of the local nature reserve to the south of the site is included in the allocation to enable access to the site. NB this modification supersedes MM89. (See Appendix 2 for illustration)	To reflect the area of land now proposed for development.	Proposed by GBC.
MM96	Part C: Policies Map	Green belt boundary	Hearing sessions	Amend Green Belt boundary at Lambley Lane, Burton Joyce to follow the inner boundary of the woodland to the rear of properties 73A and 75 Lambley Lane and to straighten the boundary to the rear of 95 Lambley Lane. (See Appendix 3 for illustration)	To ensure a strong and defensible Green Belt boundary and to ensure the boundary does not cut across residential curtilages in this location.	Proposed by Mr S Walker and agreed by GBC.
MM97	Part A: Development Management Policies	Employment Introduction paragraph 12.1	Hearing Sessions	Add the following sentence to the end of paragraph 12.1.1: <u>“At the time of writing there are over 3,000 businesses within Gedling Borough. The proportion of large firms (250 + employees)</u>	To acknowledge the economic importance of specific companies including Ibstock Brick Limited in Gedling Borough.	Proposed by Ibstock Brick Limited and Gedling

				<p><u>is slightly higher than the regional average. There are a number of important companies located in Gedling Borough including Hillary's Blinds, John Lewis and Ibstock Brick Ltd. The latter of which is one of the most important brick suppliers in the UK".</u></p>		Borough.
MM98	Part A: Development Management Policies	Employment Paragraph 12.1.2 page 113	Hearing Sessions	<p>Amend paragraph 12.1.2 to read:-</p> <p>"The Aligned Core Strategy seeks to strengthen and diversify the local economy and to provide employment space for all employment sectors. As set out in the Aligned Core Strategy <u>Policy 4 b) and d) Employment Background Paper</u>, Gedling Borough is to provide a minimum of 10 ha 49 ha of industrial/warehousing land and 23,000 sq. m 10,000 sq. m of office space over the plan period to 2028. The existing supply of employment land at about 21.5 ha is sufficient to meet this need. <u>Since the adoption of the Aligned Core Strategy, the ACS Councils commissioned a new Employment Land Forecasting Study (August 2015). Based on this new evidence the ACS employment land figures are for a minimum of 19 ha of industrial/warehousing land and a minimum of 10,000 sq. m of office floorspace which accords with the objectives of ACS Policy 4. The strategic allocations in the Aligned Core Strategy are not additional to the employment land targets for Gedling Borough set out above.</u></p>	<p>Note this supersedes MM 75 in Schedule 3 as a result of the Hearing session.</p> <p>To reflect the new econometric job forecasts set out in the Employment land Study (August 2015) and clarify that the LPD employment land allocations accord with ACS Policy 4.</p>	Proposed by GBC.

				<p><u>The strategic allocations and employment land allocations in the Aligned Core Strategy and the Local Planning Document (set out in LPD Policy 72) meet the need for 19 ha of industrial and warehousing land and a minimum of 10,000 sq. m of office floorspace (no specific land allocations are made for office B1a) as it is assumed these will be accommodated on strategic allocations and in Arnold Town Centre).</u>”</p> <p>Note supersedes MM75.</p>		
MM99	Part A: Development Management Policies	New Policy	Hearing Sessions	<p>Insert new policy LPD 48 entitled:</p> <p>“Ibstock Brick Special Employment Site”</p> <p>To provide policy guidance for determining planning applications on the existing Dorket Head Brick Factory which is located in the Green Belt.</p> <p>[To be discussed with Ibstock and added]</p> <p>Also designated on Policies Map..</p>	To give more certainty over planning decisions for this existing important manufacturing site which is located in Green Belt.	Proposed by Ibstock and GBC.
MM100	Part B Site Allocations	New supporting text to support new Policy LPD 72 (page 176)	Officers, Ashfield District Council and Harworth Group	<p>Add new paragraphs to support new Policy LPD 72 to read as follows:-</p> <p>“<u>10.1 As explained in paragraph 12.1.2 of the Employment section in the Part A Development Management Policies, the Borough is working to employment land and office floorspace targets which are to provide a minimum of 19 ha of</u></p>	<p>Note supersedes MM87</p> <p>For clarity and to respond to questions raised by the Inspector and Ashfield District Council. Also incorporates changes</p>	Proposed by GBC

			<p><u>industrial/warehousing land and a minimum of 10,000 sq. m of office space over the plan period to 2028. Policy LPD 72 allocates employment sites and in combination these four sites amount to about 21.5 hectares, which is sufficient to meet the employment targets.</u></p> <p><u>Top Wighay Farm</u></p> <p><u>10.2. The Aligned Core Strategy allocates strategic sites at Top Wighay Farm and Teal Close which include significant economic development in line with Policy 4 of the Aligned Core Strategy. Economic development, as defined in the glossary, includes uses within the B Use Classes, public and community uses and main town centre uses which are to be accommodated on the strategic sites. Appendix A of the Aligned Core Strategy sets out the type and quantity of uses to be accommodated on the strategic allocations.</u></p> <p><u>10.3 The Top Wighay Farm Development Brief Supplementary Planning Document (2017) provides more policy detail for that site and identifies an area of land for 8.5 hectares of employment land (B1, B2, B8 uses) with frontage to the A611 which reflects the strategic site schedule and plan included in Appendix A of the Aligned Core Strategy. Policy LPD 72 allocates site E3 at</u></p>	<p>made in response to Harworth Group on Gedling Colliery.</p>	
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				<p><u>Top Wighay Farm amounting to 8.5 hectares for employment development. The site with its attractive frontage to the A611 has good accessibility to the M1 Motorway and is considered to be an attractive location for significant amounts of B1 a) office and other B Class uses.</u></p> <p><u>Teal Close</u></p> <p><u>10.4 Teal Close has outline planning permission for a local centre and primary school within the housing allocation and permission for B1 a) office, B2 and B8 uses on a separate part of the site. Policy LPD 72 allocates site E4 at Teal Close amounting to 7 hectares for employment development.</u></p> <p><u>Gedling Colliery/Chase Farm</u></p> <p><u>10.5 The Gedling Colliery/Chase Farm is identified as a strategic location in the Aligned Core Strategy and required by Policy 4 of the Aligned Core Strategy to include significant economic development. Outline planning consent has been granted for up to 1,050 homes, a local centre and a primary school on the majority of this site; however, the former pit head part of the site allocated for employment uses in the Gedling Borough Replacement Local Plan (2005) is not included within this outline</u></p>		
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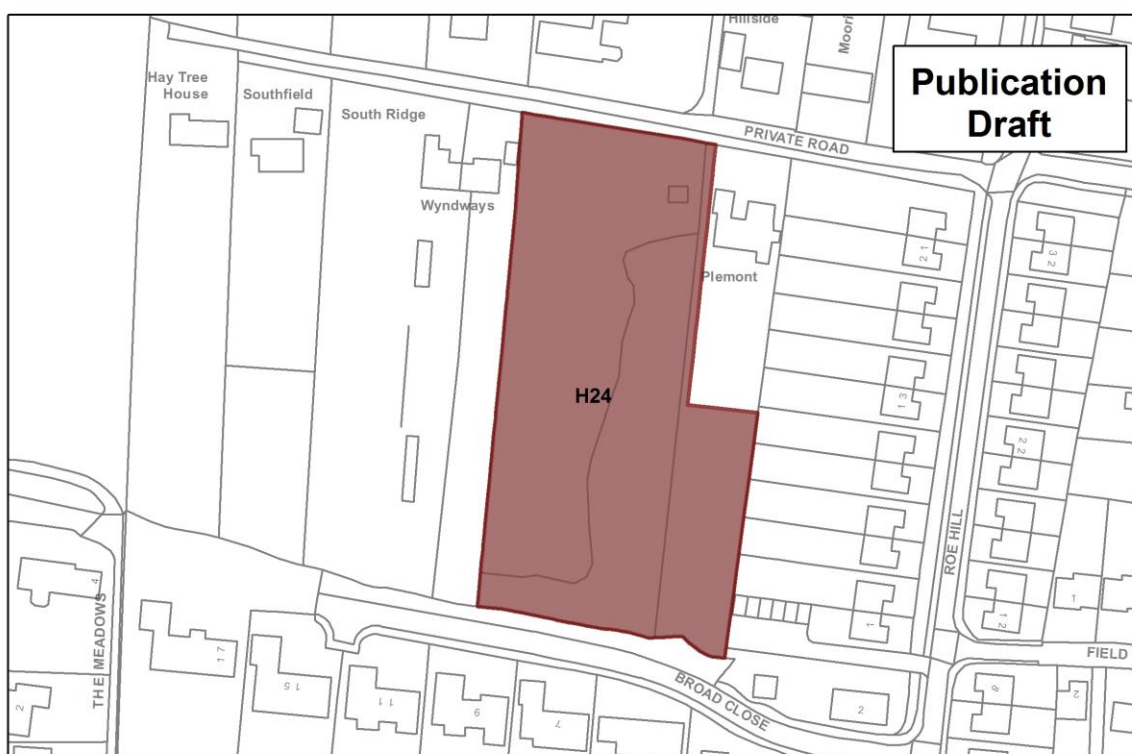
				<p><u>planning permission.</u></p> <p><u>Gedling Colliery Employment Allocation</u></p> <p><u>10.6 The land to the north of the Gedling Access Road is allocated for 5 hectares of employment-led mixed use development. This is in recognition that a wider range of employment uses is required to help facilitate the development of this former colliery through an element of “pump priming” as the site has remained undeveloped for a number of years. It also recognizes that the site’s location adjoining the newly opened Gedling Country Park presents new opportunities for visitor related facilities that could provide significant levels of employment. The types of employment led mixed uses that the Borough Council would consider acceptable include an element of food and drink such as pub/diner and coffee shop or other facilities connected with the Country Park. It is considered that the amount of pump priming development can be determined through the detailed planning process taking into account site viability. The site would be developed predominantly for suitable business (B1), storage and distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions</u></p>		
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				<p>on any planning permission). <u>The employment allocation will provide sustainable employment opportunities close to the new housing provision and also contribute towards meeting the overall employment requirements for Gedling Borough. This site will have direct access to the new road making the site highly accessible. A Local Wildlife Site is located on the employment land but the need for employment and the aim of supporting regeneration by providing jobs on the Gedling Colliery/Chase Farm site are on balance considered to outweigh any adverse impact on the Local Wildlife Site. This position is subject to mitigation and the scope to compensate any loss through translocation of habitat to the adjoining Gedling County Park.</u></p> <p><u>Hillcrest Park</u></p> <p><u>10.7 The site was allocated in the Gedling Borough Replacement Local Plan (2005) for employment uses. The site is located within an existing employment area off Flatts Lane. Access to the site is to the B6386 Oxton Road via Flatts Lane. This allocation will help support additional economic development at the Key Settlement of Calverton where significant housing growth is planned and also contribute towards</u></p>		
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				<u>meeting Gedling Borough's overall employment land requirements.</u> Note supersedes MM87 .		
MM101	Part C: Policies Map	New layer – Ibstock Brickworks Special Employment Site	Hearing sessions	Designate Ibstock Brickworks as Special Employment Site in Green Belt. [to be discussed with Ibstock Brick Limited and added to Schedule].	In response to Ibstock Brick Limited.	Proposed by GBC and Ibstock Brick Limited.
MM102	Part A: Development Management Policies	New Policy (to be inserted after Policy LPD 37 Housing Type, Size and Tenure) (page 106)	Hearing sessions	Add a new policy and supporting text on Gypsies and Travellers as set out in EX/** (to be provided by 31/3/17) . Note supersedes MM74 .	In accordance with paragraph 10 of Planning Policy for Traveller Sites and Policy 9 of the ACS.	Proposed by GBC.
MM103	Part B: Site Allocations	Policy LPD 64 (Urban Area) – supporting text	Hearing sessions	Add a new paragraph of supporting text after 3.18 to read:- <u>The Council will closely monitor the progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance to warrant an early review of the Local Plan. The trigger point for an early review would be conditional on confirmation from the GAR</u>	To clarify the trigger for an early review of the Local Plan.	Proposed by GBC.

				<u>promoters that the scheme is not to be delivered. Whilst such a scenario is unlikely, a decision to undertake an early review of the Local Plan would be made by March 2020.</u>		
MM104	Part A: Development Management Policies	Policy LPD 60 (Local Transport Schemes) – monitoring information	Hearing sessions	<p>Amend the target to read:-</p> <p>All schemes delivered by 2028. <u>In particular, the Council will closely monitor the progress on the Gedling Access Road to identify any significant slippage or risk of no delivery and a decision made as to whether this warrants an early review of the Local Plan by March 2020.</u></p>	To clarify the trigger for an early review of the Local Plan.	Proposed by GBC.

Appendix 1: Housing Allocation – H24 (Broad Close)



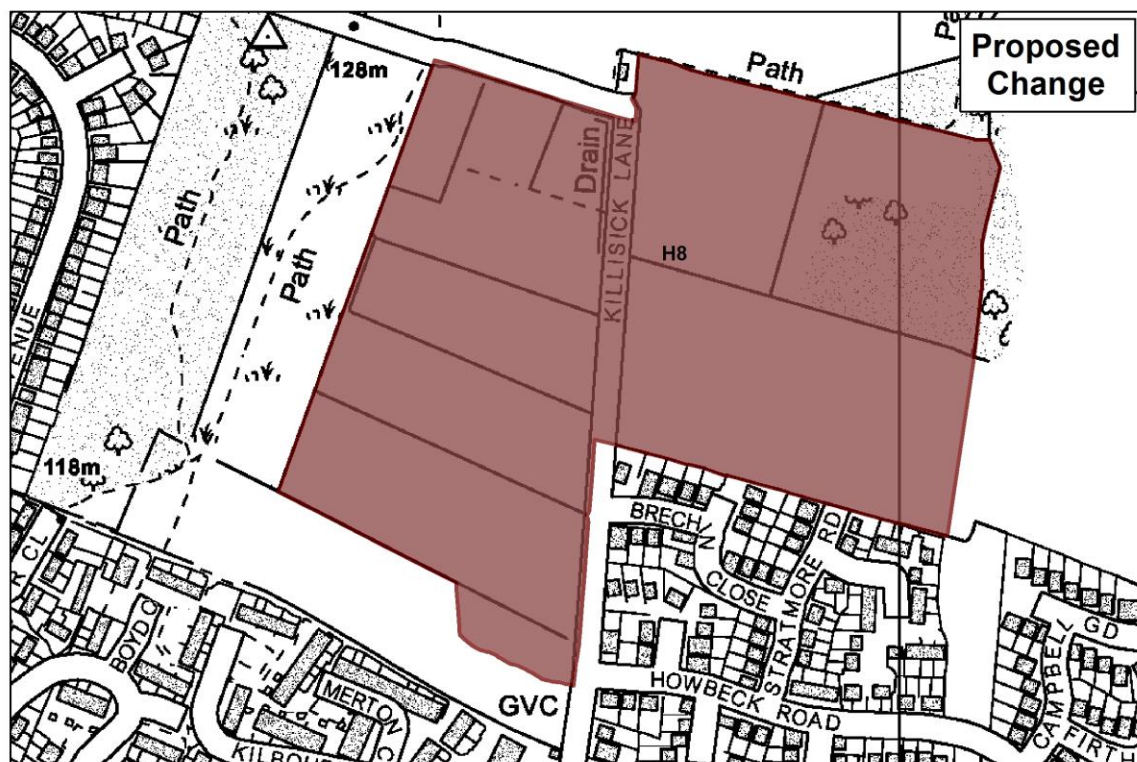
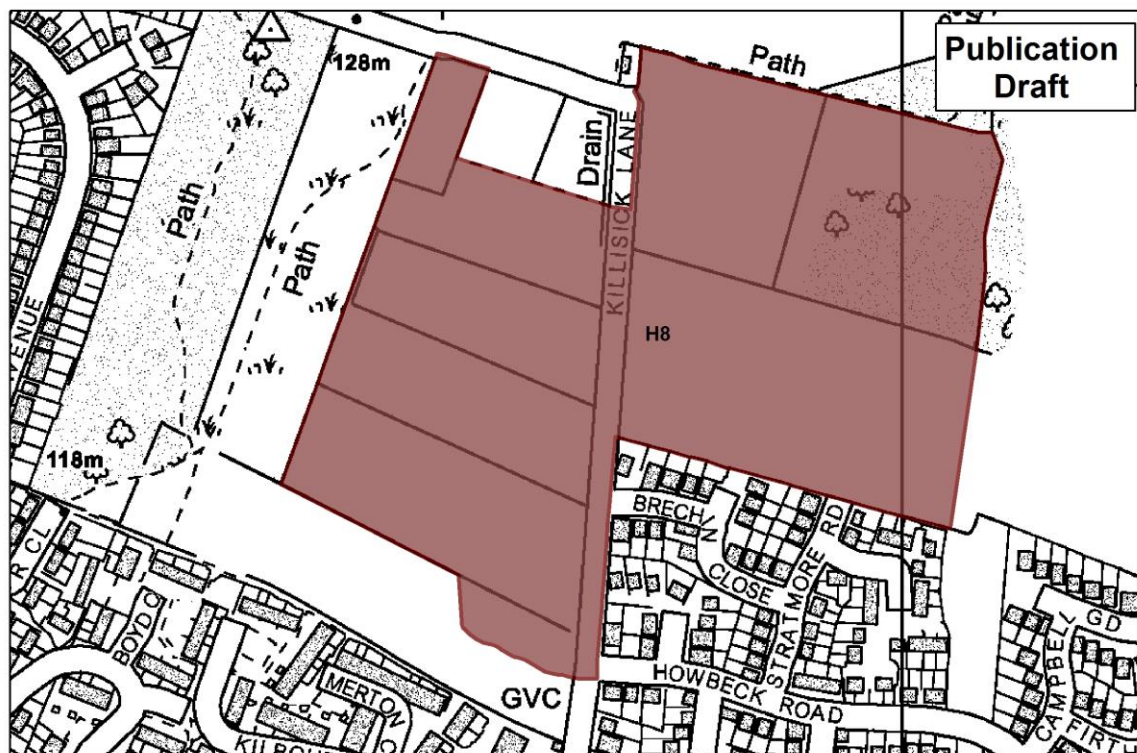
Site H24 (Broad Close) - amendment to boundary



 Housing Allocation

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Appendix 2: Housing Allocation – H8 (Killisick Lane)



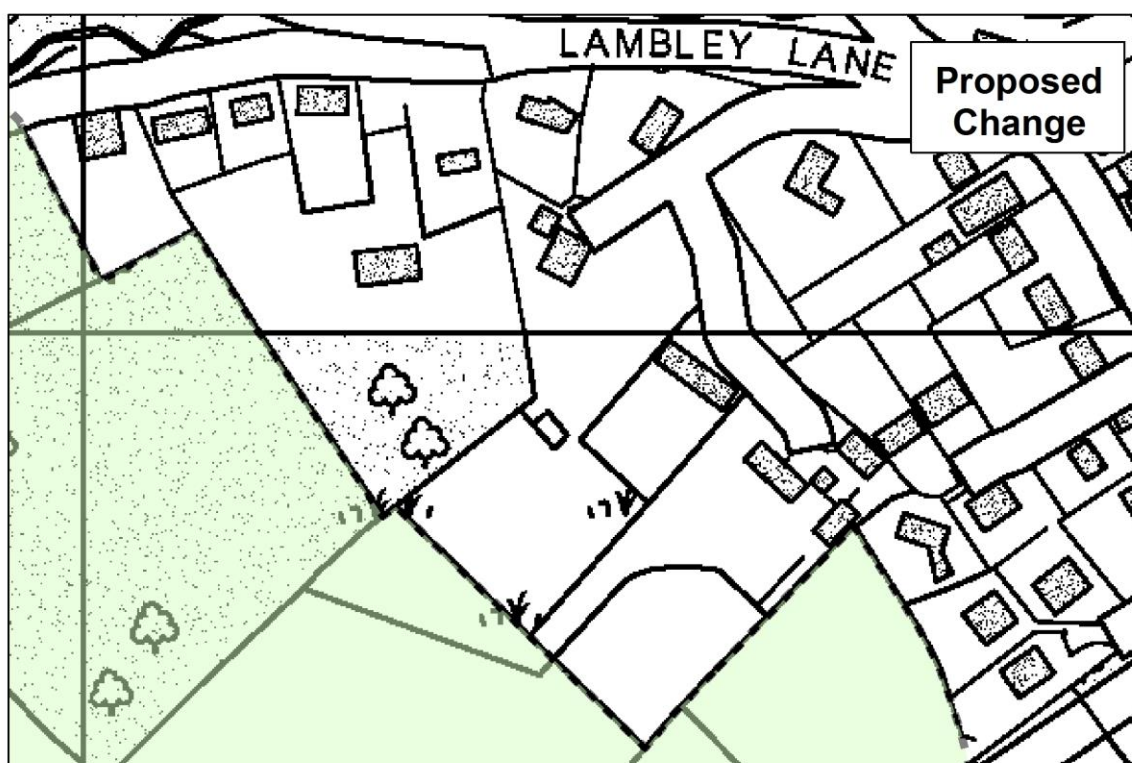
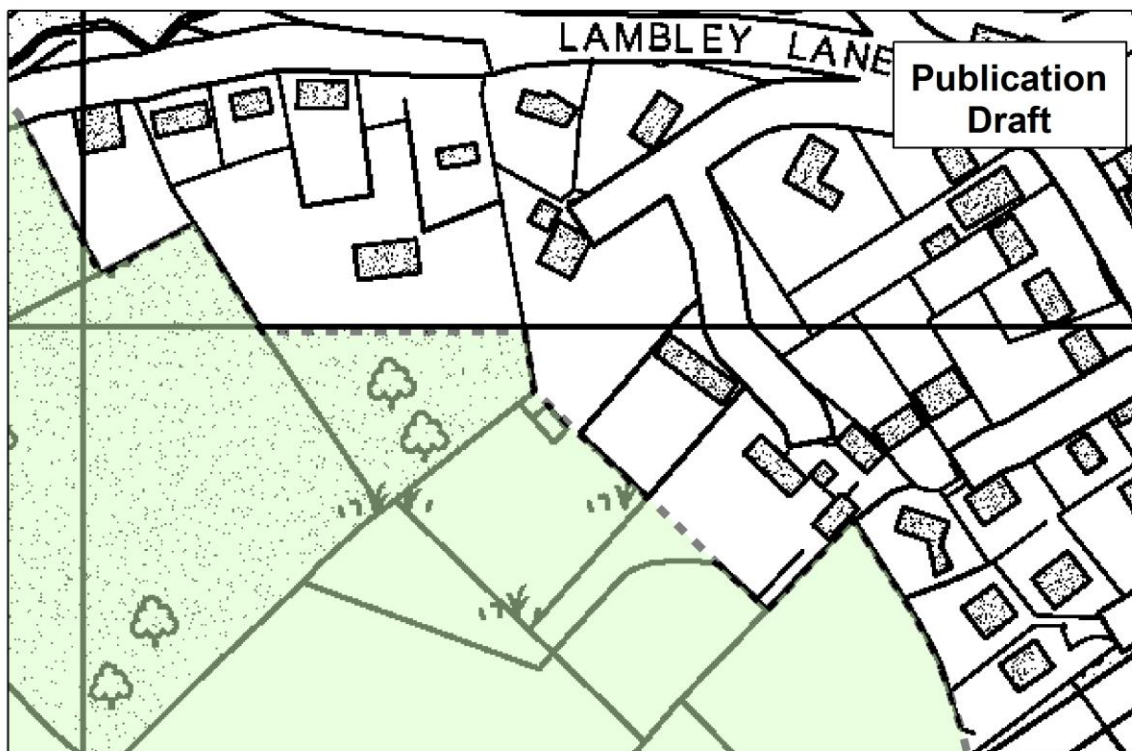
Site H8 (Killisick Lane) - amendment to boundary



 Housing Allocation

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Appendix 3: Amendment to Green Belt boundary at Lambley Lane, Burton Joyce



**Green Belt -
amendment to boundary**



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