

Proposed Modification to LPD 64

Proposed Modification

LPD 64 Urban Area

The following sites are allocated for residential development, as shown on the Policies Map:

- **H1 - Rolleston Drive – 90 homes**
- **H2 - Brookfields Garden centre – 105 homes**
- **H3 - Willow Farm – 110 homes ***
- **H4 - Linden Grove – 115 homes ***
- **H5 - Lodge Farm Lane – 150 homes**
- **H6 - Spring Lane – 150 homes**
- **H7 - Howbeck Road/Mapperley Plains – 205 homes**
- **H8 - Killisick Lane – 215 homes**
- **H9 - Gedling Colliery/Chase Farm – 1,050 homes (of which it is anticipated that 660 will be delivered within the plan period)**
- **H10 - Hayden Lane - 120 homes**

The following site is allocated for **employment-led mixed use development as identified on the Policies Map:**

- **E1 - Gedling Colliery - 5 hectares**

Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

3.14 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 recognises 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/distribution (B8) and general industry (B2) uses, subject to the latter being appropriate in this location (which may require the imposition of suitable conditions on any planning permission).. 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 Country Park.

Proposed Modification to supporting text to LPD 43

Reciprocal changes to paragraph 12.2.3 (supporting text to Policy LPD 43)

Add new second sentence

In the case of Gedling Colliery, this site is allocated for employment-led mixed use development. This is in recognition that as a former colliery site which has lain undeveloped for a number of years requires a wider range of employment uses in order to help facilitate the development of the whole site. It also recognises the opportunity provided by the new access road and adjoining Country Park to provide visitor related facilities. Such uses could include food and drink outlets and more guidance is set out in the supporting text to LPD 64 Urban Area.

Proposed Modification to Policies Map.

Policies Map

Change the employment allocation at Gedling Colliery from employment to employment-led mixed use development.