

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 2

Wednesday 8 February 2017 at 1400hrs

Venue: Civic Centre, Arnot Hill Park, Arnold, Nottingham NG5 6LU

Agenda

Please Note:

- All participants are encouraged to familiarise themselves with the Hearing Position Statements (and any additional evidence) produced by the Council and other parties in respect of the matters addressed at this session. These are available on the Examination website.
- Most references to questions refer to those posed by the Inspector in her Schedule of Matters, Issues and Questions (already circulated and on the Examination website – EX/19), unless otherwise stated.
- The Hearing will run until around 1700hrs with a mid-afternoon break.
- Participants, including the Council, named in [square brackets] may be invited to open the item concerned, but this is optional.

1. Matter 5: Housing

Issue 5b: Housing Supply in the Plan period

- Q8. Have sufficient sites been allocated in the Plan to meet the target of 7,250 homes set out in the ACS? [Policies LPD 63 – LPD 68 and Policy LPD 70] [Turley for Northern Trust]
- Q9. How has the actual number of dwellings allocated been arrived at? [LPD 64 – LPD 70] [Gedling Borough Council]
- Q10. Should a buffer be included? If so, what level should it be? Specifically, have sufficient sites been allocated to meet the housing target and should more housing be allocated? [Chave Planning for M F Strawson Limited]
- Q11. Are there any important development/changes since the submission of the Plan, for instance in terms of planning permissions/completions? Is the SHLAA and SHMA up to date and robust? [Gedling Borough Council]

- Q12. What evidence is there of the percentage of previous planning permissions being constructed? For instance, how many sites/dwellings with the benefit of planning permission have not been developed as a percentage of the total? [Gedling Borough Council]
- Q13. On what basis are individual sites with planning permission excluded/ included within the supply calculations? [Gedling Borough Council]
- Q14. What evidence is there to support build out rates for each site, in particular larger sites? [Gedling Borough Council]
- Q15. Should a lapse rate be included in the calculations? [Gedling Borough Council]
- Q16. Are all of the housing sites allocated in Policies LPD 64 to LPD 70 justified and deliverable in terms of national policy and guidance and as indicated in the Housing Trajectory? [Appendix A] [GVA for Northern Trust]
- Q17. Should the housing sites allocated in Policies LPD 64, LPD 65, LPD 66, LPD 67, LPD 68 and LPD 70 which benefit from planning permission or a resolution to grant planning permission, or are under construction, be formally allocated in the Plan? Have these sites been assessed using the same site selection process? Have any been found to be unacceptable and allocated only because they benefit from planning permission? [H6, H9, H11, H13, H14, H19, H20 and H23] [Calverton Parish Council]
- Q18. Is a windfall allowance of 230 homes in the last 5 years of the Plan period appropriate? [Linby Parish Council]
- Q19. Where are the existing housing commitments? What form do they take – large or small? Is their distribution in accordance with the ACS? [Gedling Borough Council]
- Q20. Does the housing trajectory demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period? [Appendix A] [Turley for Northern Trust]
- Q21. What are the main findings of the Local Plan Viability Assessment? Has this work indicated that any sites are likely to be unviable? What are the implications? Is more work necessary? [LPD/HOU/08] [Gedling Borough Council]

- Q22. How have site densities been determined? How rigid are these figures? [Policy LPD 33] [Gedling Borough Council]
- Q23. What is the threshold for the inclusion of sites and why? [Gedling Borough Council]
- Q24. Is the type and size of housing provided/planned meeting/likely to meet the needs of the area? [Oxalis for Troyal Farms Limited]
- Q25. Are the allocations based on a robust assessment of infrastructure requirements and their deliverability, including expected sources of funding? [Gedling Borough Council]
- Q26. In assessing the speed at which development will come forward on certain sites, has full regard been had to the proposed Gedling Access Road? [GVA for Northern Trust]
- Q27. Does the development of the Strategic Site at Top Wighay Farm for 845 dwellings, rather than 1,000 homes accord with the ACS? Would this scale of development be viable on this site? [Ashfield District Council]
- Q28. Overall, does the Plan deal adequately with uncertainty? Is sufficient consideration given to monitoring and triggers for review? [Turley for Northern Trust]
- Q29. Should the development of brownfield sites be undertaken prior to the use of greenfield sites? If so, how would this be achieved and what would be the implications for housing supply and deliverability? [CPRE]

Issue 5c: 5 Year Housing Land Supply

- Q30. Is it robustly demonstrated that the Plan can deliver a 5 year housing land supply throughout the Plan period, calculated in accordance with national policy and guidance, taking account of past delivery performance and applying the appropriate 5% or 20% buffer? [Oxalis for Troyal Farms Limited]
- Q31. What is the current position with regard to housing supply? Is there a 5 year supply? How has this been calculated? [Turley for Northern Trust]
- Q32. Is the use of a 5% buffer appropriate when calculating the Council's 5 year supply of deliverable housing? Is there any justification for a 20% buffer? [Gedling Borough Council]
- Q33. What evidence is there to support the projected completions on the sites expected to deliver homes within the 5 year period 2016 – 2021, in particular on allocated sites which do not currently have planning permission? [Chave Planning for M F Strawson Limited]

Q34. What evidence is there to support build out rates for each site, in particular larger sites? [Calverton Parish Council]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Matter 5? [Gedling Borough Council]

2. Close

Participants

Gedling Borough Council

Calverton Preservation and Historical Society (9150049)

GVA for Northern Trust (9151009)

Turley for Northern Trust (9151009)

Geoffrey Prince Associates for Langridge Homes Limited (9157121)

CPRE (9161697)

Calverton Parish Council (9164033)

Cllr Barnfather for Gedling BC Conservative Group (9164129)

Home Builders Federation (9186113)

Aldergate Properties Limited (9188481)

Michael Evans for clients (9218497)

Linby Parish Council (11588961)

Ashfield District Council (13475329)

GraceMachin for Incles and Corner (14448705)

Chave Planning for M F Strawson Limited (15061665)

Phoenix Planning for RC Tuxford Exports Limited (15166977)

Mark Jackson Planning for WC Martin Trust (15215777)

Oxalis for Troyal Farms Limited (15226145)