

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 4

Tuesday 28 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 7: Housing Allocations in/adjacent to the Urban Area

Issue 7b: Willow Farm (H3) [Policy LPD 64]

Brief statement setting out the current context of the site. [Gedling Borough Council]

Q9. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Willow Farm Action Group]

Q10. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed? [Geoffrey Prince Associates for Langridge Homes Limited]
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Geoffrey Prince Associates for Langridge Homes Limited]

- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Geoffrey Prince Associates for Langridge Homes Limited]

Q11. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q12. When is the Gedling Access Road due to be completed? [Gedling Borough Council]

Q13. The development of this site for housing is dependent on the completion of the Gedling Access Road. What would be the effect of the failure to complete this road on this allocation and has the Council identified any alternative site(s) on which to accommodate the 120 dwellings allocated on H3 if this road is not completed? [Gedling Borough Council]

Q14. Would the development of the site reduce the green corridor between Gedling and Lambley and Burton Joyce? [Willow Farm Action Group]

Q15. Should the land allocated be extended up to the proposed Gedling Access Road? [Geoffrey Prince Associates for Langridge Homes Limited]

Q16. Would the cumulative impact of the development of this site, along with the Gedling Colliery/Chase Farm site (H9) and the Gedling Access Road be acceptable? [Willow Farm Action Group]

Comfort Break around 3.30pm, during which time the participants around the table will change.

Issue 7c: Linden Grove (H4) [Policy LPD 64]

Brief statement setting out the current context of the site. [Gedling Borough Council]

Q17. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [A Swain]

Q18. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed? [GVA for Northern Trust]
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [GVA for Northern Trust]

c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [GVA for Northern Trust]

Q19. Has full consideration been given to the likely contamination on this site, given its use for sewage sludge disposal in the past? [GVA for Northern Trust]

Q20. Has full consideration been given to the loss of agricultural land? [GVA for Northern Trust]

Q21. Has full consideration been given to the cumulative impact of this and other recent developments? [Gedling Borough Council]

Q22. If the site was previously not suitable for designation as Safeguarded Land, why is it now suitable for development? [Gedling Borough Council]

Q23. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q24. Would the development of the site reduce the openness and effectiveness of the gap between Nottingham and Burton Joyce? If so, would this accord with the purposes of including land within the Green Belt? [Gedling Borough Council]

Q25. The development of the site for housing is dependent on the completion of the Gedling Access Road. What would be the effect of the failure to complete this road on this allocation and has the Council identified any alternative site(s) on which to accommodate the 115 dwellings allocated on H4 if this road is not completed? [Gedling Borough Council]

Q26. Does the housing trajectory accurately reflect the delivery of homes on this site, given that it is dependent on the completion of the Gedling Access Road? [GVA for Northern Trust]

Q27. Could the development of the site be undertaken prior to the completion of the Gedling Access Road without having severe highway safety implications? [GVA for Northern Trust]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Matter 7? [Gedling Borough Council]

2. Close

Participants for Issue 7b

Gedling Borough Council
Papplewick Parish Council (9163937)
Geoffrey Prince Associates for Langridge Homes Limited (9157121)
Gedling Village Preservation Society (15173825)
Willow Farm Action Group (1532949)

Participants for Issue 7c

Gedling Borough Council
Papplewick Parish Council (9163937)
GVA for Northern Trust (9151009)
A Swain (15061153)