

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 5

Wednesday 1 March 2017 at 1000hrs

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 1300hrs with a mid-morning 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 7a: Brookfields Garden Centre (H2) [Policy LPD 64]

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

- Q1. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q2. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Paul Stone Planning for Brookfields Garden Centre]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Paul Stone Planning for Brookfields Garden Centre]

- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Paul Stone Planning for Brookfields Garden Centre]
- Q3. Would the development of housing on H2 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64] [Ibstock Group Limited]
- Q4. Would the development of housing on H2 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64] [Nottinghamshire County Council (as Minerals Authority)]
- Q5. Has full consideration been given to the loss of employment and retail facilities on the site? [Gedling Borough Council]
- Q6. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]
- Q7. Are there any constraints to development? [Paul Stone Planning for Brookfields Garden Centre]
- Q8. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work? [Gedling Borough Council]

Additional Question:

- AQ1. Would Policy LPD4 adequately address surface water drainage issues arising from new development, in particular at Brookfields Garden Centre? [Mr D Stickland]

Short Comfort Break around 3.00pm, during which time the participants around the table will change.

Issue 7e: Howbeck Road/Mapperley Plains (H7) [Policy LPD 64]

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

- Q28. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]

- Q29. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [GraceMachin Planning for Mr Frudd]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [GraceMachin Planning for Mr Frudd]
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [GraceMachin Planning for Mr Frudd]
- Q30. Would the development of housing on H7 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64] [Ibstock Group Limited]
- Q31. Would the development of housing on H7 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64] [Nottinghamshire County Council (as Minerals Authority)]
- Q32. Has full consideration been given to the site's location and access to it by alternative means of transport other than the private car? [Gedling Borough Council]
- Q33. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]
- Q34. Are there any constraints to the development of this site? [GraceMachin Planning for Mr Frudd]
- Q35. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work? [Gedling Borough Council]

Short Comfort Break around 4.00pm, during which time the participants around the table will change.

Issue 7f: Killisick Lane (H8) [Policy LPD 64]

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

Q43. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]

Q44. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed? [Pegasus Group for Gedling Borough Council, Mr Foster and the Trustees of Constable's Field Foundation]
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Pegasus Group for Gedling Borough Council, Mr Foster and the Trustees of Constable's Field Foundation]
- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Pegasus Group for Gedling Borough Council, Mr Foster and the Trustees of Constable's Field Foundation]

Q45. Would the development of housing on H8 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in delays in this housing allocation coming forward for development? [Policy LPD 64] [Ibstock Group Limited]

Q46. Would the development of housing on H8 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64] (Nottinghamshire County Council (as Minerals Authority))

Q47. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q48. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work? [Gedling Borough Council]

Additional Questions:

AQ2. Are any Main Modifications proposed in relation to Matter 7? [Gedling Borough Council]

2. Close

Participants for Issue 7a

Gedling Borough Council
Papplewick Parish Council (9163937)
Ibstock Group Limited (9152929)
Paul Stone Planning for Brookfields Garden Centre (15139777)
Nottinghamshire County Council (as Minerals Authority) (15184225)
Mr D Stickland (15194273)
Mr N O'Brien (15194977)

Participants for Issue 7e

Gedling Borough Council
Papplewick Parish Council (9163937)
GraceMachin Planning for Mr Frudd (9149793)
Ibstock Group Ltd (9152929)
Mr P Fox (15060641)
Mr G Hunkin (15106337)
Nottinghamshire County Council (as Minerals Authority) (15184225)
Mr S Stott (15197537)

Participants for Issue 7f

Gedling Borough Council
Papplewick Parish Council (9163937)
Pegasus Group for Gedling Borough Council, Mr N Foster and the Trustees of Constable's
Field Foundation (9299041)
Ibstock Group Limited (9152929)
Nottinghamshire County Council (15184225)
Nottinghamshire County Council (as Minerals Authority) (15184225)