

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 5

Wednesday 1 March 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 7d: Lodge Farm Lane (H5) [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? [Chave Planning for MF Strawson Limited]

Q29. 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]

Q30. Would the development of housing on H5 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 H5 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 loss of agricultural land? [Gedling Borough Council]

Q33. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q34. Should the land allocated be extended to the north? [Geoffrey Prince Associates for Langridge Homes Limited]

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

Issue 7g: Gedling Colliery/Chase Farm (H9) [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? [Gedling Borough Council]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Gedling Borough Council]
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Gedling Borough Council]

Q45. Has the S106 Agreement been signed for the Gedling Colliery/Chase Farm planning permission (2015/1376)? [Gedling Borough Council]

Q46. The development of more than 315 houses on this site is dependent on the completion of the Gedling Access Road, due to a condition imposed on the planning permission (2015/1376). Should reference be made to this in the policy? 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 remaining 345 dwellings on this site within the Plan period? [Gedling Borough Council]

Q47. What evidence is there to support the build rates put forward by the developer of 60-80 dpa on the site? Are they realistic? Has the developer achieved these rates on similar developments elsewhere? Would there be a single developer or multiple developers building out this site? [Gedling Borough Council]

Additional Questions:

AQ1. Does the information provided by the Council in respect of the planning permissions for the Gedling Access Road and the development of the Gedling Colliery/Chase Farm site indicate any potential delays to/problems with these developments coming forward as proposed in the Plan period? [Gedling Borough Council]

AQ2. Is the Council able to provide any additional information in relation to the development of the Top Wighay Farm site following its discussion with Nottinghamshire County Council as landowner? [Gedling Borough Council]

AQ3. What is the latest information with regard to the number of owners of land affected by the Gedling Access Road and whether or not any agreements have been reached for the sale of that land and, if so, how many? [Gedling Borough Council/Nottinghamshire County Council (as Highways Authority)]

AQ4. What is the latest position in respect of the CPO process in respect of the Gedling Access Road? Is it still expected to proceed in accordance with the published timetable? [Gedling Borough Council/ Nottinghamshire County Council (as Highways Authority)]

AQ5. Are any Main Modifications proposed in relation to Matter 7? [Gedling Borough Council]

2. Close

Participants for Issue 7d

Papplewick Parish Council (9163937)

Ibstock Group Limited (9152929)

Geoffrey Prince Associates for Langridge Homes Limited (9157121)

Chave Planning for MF Strawson Limited (15061665)

Nottinghamshire County Council (as Minerals Authority) (15184225)

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