

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 6

Thursday 2 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 1700hrs 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. Statement by Mr Mark Spencer, Member of Parliament for Sherwood

2. Matter 7: Housing Allocations in/adjacent to the Urban Area

Issue 7h: Hayden Lane (H10) [Policy LPD 64]

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

Q54. Would the allocation of land for housing on this site accord with the housing requirement for the area around Hucknall set out in the ACS? [Ashfield District Council]

Q55. Has full consideration been given to the development of this site, in addition to the Strategic Sites at Top Wighay Farm and North of Papplewick Lane, on the infrastructure in Hucknall? [Gedling Borough Council]

Q56. Would the development of the site lead to the coalescence of Linby, Papplewick and Hucknall? [Linby Parish Council]

Q57. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Ashfield District Council]

Q58. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed? [Aspbury Planning for Joanna Sztejer, James Sztejer, Thomas Sztejer and Lorna Voogd]
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Aspbury Planning for Joanna Sztejer, James Sztejer, Thomas Sztejer and Lorna Voogd]
- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Aspbury Planning for Joanna Sztejer, James Sztejer, Thomas Sztejer and Lorna Voogd]

Q59. Has full consideration been given to the loss of greenfield land and agricultural land? [Gedling Borough Council]

Q60. Would the density of the development proposed on this site be appropriate? [Aspbury Planning for Joanna Sztejer, James Sztejer, Thomas Sztejer and Lorna Voogd]

Q61. If the strategic site at Top Wighay Farm is developed for 1,000 homes, as set out in the ACS, are there any mechanisms in place to prevent the development of more than 1,300 dwellings on the edge of Hucknall, in particular at Hayden Lane? [Ashfield District Council]

Additional Question:

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

Comfort Break around 11.30am, during which time the participants around the table will change.

3. Matter 8: Housing Allocations in Key Settlements for Growth

Issue 8a: Bestwood Village

Q1. Does the amount of housing proposed in Bestwood Village accord with the ACS? [Policy LPD 65] [Geoffrey Prince Associates for Langridge Homes Limited]

- Q2. Has full consideration been given to local services and facilities, drainage, flooding and highway safety in establishing the level of housing provision proposed in Bestwood Village? [Gedling Borough Council]

Issue 8b: Westhouse Farm (H12) [Policy LPD 65]

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

- Q3. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [CPRE]
- Q4. 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]
- Q5. Would the provision of a new primary school on this site lead to a reduction in the number of dwellings provided? [Geoffrey Prince Associates for Langridge Homes Limited]
- Q6. Would the development of this site for housing be viable? [Geoffrey Prince Associates for Langridge Homes Limited]

Issue 8c: Bestwood Business Park (H13) [Policy LPD 65]

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

- Q7. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q8. 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]

Q9. Has sufficient regard been had to ground contamination on the site? How would any problems be addressed? [Gedling Borough Council]

Q10. Would the density of development proposed on this site be appropriate? [Geoffrey Prince Associates for Langridge Homes Limited]

Q11. Have these matters been addressed through the planning application process, given that the site now benefits from planning permission? [Geoffrey Prince Associates for Langridge Homes Limited]

Q12. Would the dwellings allocated on this site come forward for development during the Plan period? What evidence is there to support this? [Gedling Borough Council]

Additional Question:

AQ2. Are any Main Modifications proposed in relation to Matter 8? [Gedling Borough Council]

4. Close

Participants for Issue 7h

Gedling Borough Council
 Papplewick Parish Council (9163937)
 Mr Robert Gow (Hucknall North Safer Neighbourhood Committee) (9157697)
 Councillor Barnfather for Gedling BC Conservative Group (9164129)
 Ms R Norris and residents (9182977)
 Linby Parish Council (11588961)
 Ashfield District Council (13475329)
 Cllr Ben Bradley for Gedling Borough Council Conservative Group (9164129)
 Aspbury Planning for Joanna Szejter, James Szejter, Thomas Szejter and Lorna Voogd (15187681)

Participants for Issues 8a, 8b and 8c

Gedling Borough Council
 Papplewick Parish Council (9163937)
 Councillor Barnfather for Gedling BC Conservative Group (9164129)
 Geoffrey Prince Associates for Langridge Homes Limited (9157121)
 CPRE (9161697)