

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 6

Thursday 2 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 8: Housing Allocations in Key Settlements for Growth

Issue 8d: Calverton

Q13. Does the amount of housing allocated in Calverton accord with the ACS?
[Policy LPD 66] [Aspbury Planning for Mr N Burrows]

Q14. Is there a need to provide additional homes in Calverton? Are sufficient sites allocated for housing in the settlement? [Geoffrey Prince Associates for Langridge Homes Limited]

Q15. Why has Calverton received the largest reduction from the figures in the ACS despite it being identified as the most sustainable of the Key Settlements? [Gedling Borough Council]

Q16. Has sufficient assessment of the impact of the proposed development sites on the three Scheduled Ancient Monuments in Calverton been carried out? [Calverton Parish Council]

Q17. Having regard to the emerging Neighbourhood Plan for Calverton, should allocations to the south of the settlement be removed and a single strategic site allocated in the north west of Calverton? [Phoenix Planning for RC Tuxford Exports Limited]

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

Issue 8e: Main Street (H15) [Policy LPD 66]

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

Q18. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Calverton Parish Council]

Q19. 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]

Q20. Should this site be extended to include the strip of land between the edge of the allocation site and Ramsdale Golf Course, with the capacity increased from 75 to 90 homes? [Geoffrey Prince Associates for Langridge Homes Limited]

Q21. Does the allocation of this site accord with the objectives of the emerging Neighbourhood Plan for Calverton? [Calverton Parish Council]

Q22. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Gedling Borough Council]

Q23. Will this site deliver the allocated number of homes during the Plan period? [Geoffrey Prince Associates for Langridge Homes Limited]

Q24. Has full consideration been given to the lack of support for development to the south of the settlement when allocating this site for housing development? [Calverton Parish Council]

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

Issue 8f: Park Road (H16) [Policy LPD 66]

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

Q25. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Calverton Parish Council]

Q26. Is the proposed allocation deliverable? In particular, is it:

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

Q27. Has full consideration been given to potential mining subsidence when allocating this site for housing development? [Gedling Borough Council]

Q28. Would the scale of development be appropriate? [RPS for Persimmon Homes]

Q29. Would this site deliver the allocated number of homes during the Plan period, particularly given the multiple landowners involved? [Gedling Borough Council]

Q30. Should this site be extended to the north to include around 650 homes, in preference to the development to the south of Main Street (H15)? [RPS for Persimmon Homes]

Q31. Are there any constraints to the development of this site? [Calverton Parish Council]

Q32. 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:

AQ1. Are any Main Modifications proposed in relation to Matter 8? [Gedling Borough Council]

2. Close

Participants for Issue 8d

Gedling Borough Council
Papplewick Parish Council (9163937)
Cllr Barnfather for Gedling BC Conservative Group (9164129)
Turley for Northern Trust (9151009)
Geoffrey Prince Associates for Langridge Homes Limited (9157121)
Calverton Parish Council (9164033)
Aspbury Planning for Mr N Burrows (15189441)
Michael Evans for clients (9218497)
Phoenix Planning for RC Tuxford Exports Limited (15166977)
RPS for Persimmon Homes (14985857)

Participants for Issue 8e

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Calverton Parish Council (9164033)
RPS for Persimmon Homes (14985857)

Participants for Issue 8f

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Calverton Parish Council (9164033)
RPS for Persimmon Homes (14985857)
Phoenix Planning for RC Tuxford Exports Limited (15166977)