

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 7

Tuesday 21 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 9: Housing Allocations in Other Villages

Issue 9a: Burton Joyce

- Q1. Has sufficient land been allocated for housing in Burton Joyce to meet local needs? [Policy LPD 68] [Oxalis Planning for Troyal Farms Limited]
- Q2. Could sufficient small scale development to meet local needs in Burton Joyce have been found from infill development and small sites in the settlement? [Mr CR Joyce]
- Q3. Is there sufficient provision of housing for young people and the elderly in Burton Joyce? [Mill Field Close Residents]

Issue 9b: Mill Field Close (H20) [Policy LPD 68]

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

- Q4. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Mill Field Close Residents]
- Q5. 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]
- Q6. Have these matters been addressed through the planning application process, given that the site benefits from planning permission, subject to the signing of a Section 106 Agreement? [Mill Field Close Residents]

Issue 9c: Orchard Close (H21) [Policy LPD 68]

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

- Q6. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]
- Q7. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed? [Turley for Northern Trust]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Turley for Northern Trust]
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Turley for Northern Trust]
- Q8. Should this site be extended to enable the construction of around 65 homes on an enlarged site? [Turley for Northern Trust]
- Q9. Has full consideration been given to the impact of the development of housing on this site on agricultural land? [Mr CR Joyce]
- Q10. What are the exceptional circumstances which justify the removal of this site from the Green Belt? [Turley for Northern Trust]

Q11. Has sufficient regard been had to flood risk? [Mr CR Joyce]

Q12. Has full consideration been given to unstable land? [Turley for Northern Trust]

Issue 9d: Newstead

Q13. Is the level of development proposed in Newstead appropriate? [Policy LPD 69] [Gedling Borough Council]

Issue 9e: Station Road (H22) [Policy LPD 69]

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

Q14. Is the proposed allocation justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]

Q15. 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]

Q14. Why do the homes allocated on this site not count towards achieving the OAN for the Borough as set out in Policy LPD 63? Should the site be allocated in the Local Plan? [Gedling Borough Council]

Issue 9f: Woodborough

Q15. Is the level of residential development proposed in Woodborough appropriate? [Policy LPD 70] [GraceMachin Planning for Mr A Prestwich and K Richardson]

Issue 9g: Ash Grove (H23) and Broad Close (H24) [Policy LPD 70]

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

Q16. Are the proposed allocations justified and appropriate in terms of the likely impacts of development? [Gedling Borough Council]

- Q17. Are the proposed allocations deliverable? In particular, are they:
- a. confirmed by the landowners involved as being available for the use proposed? [Gedling Borough Council, in respect of H23] [GraceMachin Planning for Mr A Prestwich and K Richardson, in respect of H24]
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided? [Gedling Borough Council, in respect of H23] [GraceMachin Planning for Mr A Prestwich and K Richardson, in respect of H24]
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints? [Gedling Borough Council, in respect of H23] [GraceMachin Planning for Mr A Prestwich and K Richardson, in respect of H24]

Q18. In relation to Ash Grove (H23) have these matters been addressed through the planning application process, given that the site benefits from planning permission? [Gedling Borough Council]

Additional Questions:

AQ1. Are any Main Modifications proposed in relation to Matter 9? [Gedling Borough Council]

2. Close

Participants

Gedling Borough Council
Turley for Northern Trust (9151009)
Oxalis for Troyal Farms Limited (15226145)
Mill Field Close Residents (15283585)
Mr C Joyce (9328097)
Mr Reddington (14671809)
Mark Jackson Planning for WC Martin Trust (15215777)
GraceMachin Planning for Mr A Prestwich and K Richardson (9340385)