

Gedling Local Planning Document

(Part 2 Local Plan)

Hearing Session – Day 8

Wednesday 22 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 10: Employment

Issue 10a: Employment Provision and Distribution

- Q1. Is the overall level of employment provision and its distribution in the Plan consistent with the ACS? [Policies LPD 64 and LPD 66] [Gedling Borough Council]
- Q2. What are the key employment land targets for the Borough? [Gedling Borough Council]
- Q3. Are there sufficient employment sites available of the appropriate nature and in the right place to meet anticipated needs? [Gedling Borough Council]
- Q4. Should the Plan allocate land for the provision of 23,000sqm of new office and research and development floorspace and a minimum of 10ha for new and relocating industrial and warehouse uses, in addition to the strategic employment allocations at Top Wighay Farm (8.5ha) and Teal

Close (7ha) and the strategic location of Gedling Colliery/Chase Farm (at least 2ha)? [Gedling Borough Council]

- Q5. Does the Plan allocate sufficient land for the provision of 23,000sqm of new office and research and development floorspace? If not, why not? [Gedling Borough Council]
- Q6. Does the Plan allocate sufficient land for the provision of a minimum of 10ha for new and relocating industrial and warehouse uses be made? If not, why not? [Gedling Borough Council]
- Q7. How much land will be lost from employment use as a result of allocations in the Plan? Is it anticipated that other employment land will be lost to other uses over the Plan period? [Ibstock Group Limited]
- Q8. How much of the land allocated for employment uses has already been built out? What are the implications of this going forward? [Cushman and Wakefield for Harworth Group]

Issue 10b: Protected Employment Areas

- Q9. Does the protection of the existing employment areas accord with the strategy in the ACS? [Ibstock Group Limited]
- Q10. How much employment land is protected in the Plan? Is this appropriate? [Gedling Borough Council]
- Q11. Are there any protected employment areas in the Borough that have not yet been developed? [Gedling Borough Council]
- Q12. Do Policies LPD 43 to LPD 47 make appropriate provisions for the retention, expansion and development of a range of different types of employment sites and uses within the Borough in accordance with national policy? [Cushman and Wakefield for Harworth Group]

Additional Question:

- AQ1. Are any Main Modifications proposed in relation to Matter 10? [Gedling Borough Council]

2. Matter 11: Employment Allocation in/adjacent to the Urban Area

Issue 11a: Gedling Colliery (E1) [Policy LPD 64]

- Q1. Would the allocation of employment uses on the site be appropriate? Which employment uses would be appropriate on this site? [Cushman and Wakefield for Harworth Group]

- Q2. Should it be limited to B1, B2 and B8 uses? Would other uses be appropriate, for example retail? [Cushman and Wakefield for Harworth Group]
- Q3. What evidence is there to support it coming forward for employment uses during the Plan period? [Cushman and Wakefield for Harworth Group]
- Q4. Has full consideration been given to the relationship between the housing and employment allocations? Would the proposed employment uses be compatible with the adjacent housing site? [Cushman and Wakefield for Harworth Group]
- Q5. Has full consideration been given to the impact of the development of this site on wildlife and surface water run off? [Cushman and Wakefield for Harworth Group]
- Q6. Are there any constraints to the development of this site? [Cushman and Wakefield for Harworth Group]
- Q7. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council is to set up a development partnership group to progress this site. Why is this necessary? What is the timetable for this work? [Gedling Borough Council]

Additional Question:

- AQ2. Are any Main Modifications proposed in relation to Matter 11? [Gedling Borough Council]

3. Matter 12: Employment Allocation in the Key Settlements for Growth

Issue 12a: Hillcrest Park (E2) [Policy LPD 66]

- Q1. Is the continued allocation of this site for employment uses appropriate given that it was allocated in the Gedling Borough Replacement Local Plan (2005) and remains undeveloped? [Gedling Borough Council]
- Q2. Is it likely that it will come forward for development within the Plan period? [Gedling Borough Council]
- Q3. Given that the level of housing provision within Calverton has been reduced, would the provision of this employment site be required in this settlement? [Gedling Borough Council]
- Q4. Are there any constraints to the development of this site? [Gedling Borough Council]

Q5. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council is to set up a development partnership group to progress this site. Why this necessary and what is the timetable for this work?
[Gedling Borough Council]

Additional Question:

AQ3. Are any Main Modifications proposed in relation to Matter 12? [Gedling Borough Council]

4. Close

Participants

Gedling Borough Council

Ibstock Group Limited (9152929)

Cushman and Wakefield for Harworth Group (9184577)

Nottinghamshire County Council (as Minerals Authority) (15184225)

Ashfield District Council (13475329)