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Ms K Baker
c/o Carmel Edwards (Programme Officer)

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Great Notley Garden Village, Braintree, Essex
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Your ref EX/104 & EX/106
Our ref 12.0143
Date 18th April 2017

Dear Ms Baker,

Examination into the Soundness of the Gedling Borough Council – Local Planning Document, Local Plan Part 2

I refer to your note dated 3rd April 2017. I am instructed by WC Martin Trust, promoters of sites off Steeles Way/Orchard Rise and Catfoot Lane, Lambley.

Draft Council policy LDP 64 seeks to provide a minimum of 7,250 homes to be provided during the Plan period. The policy proposes that these homes be distributed such that 'other villages' defined as Burton Joyce, Linby, Newstead, Papplewick, Stoke Bardolph, Woodborough and the village of Lambley will provide housing which meets only local needs only.

Policy LDP 64 suggests that only 180 homes are provided in these 'other villages'. It is suggested that Burton Joyce and Woodbridge provide 135 homes. Draft Policies LDP 69, 70 and 71. Reference EX/105. There are no additional proposed allocated sites in this revised draft policy.

However the Council's own evidence base indicates a need for 240 to 360 dwellings. Section 12, Local Housing Need GBC 2016. This aligns with Policy 2 Aligned Core Strategy of 260 dwellings which have been identified to solely meet local needs

As I have previously stated, it is still unclear as to how the Council will provide certainty that the remaining deficit of housing provision in other villages will be met. This is exacerbated because no other sites in the villages of Linby, Stoke Bardolph or indeed Lambley have been allocated residential housing. Furthermore, by allocating sites only within Burton Joyce and Woodborough the likelihood is that local needs will not be met in these other villages as envisaged by the draft Local Plan.

The identified local need for Lambley itself is 40 to 60 dwellings. Section 12 Local Housing Need 2016.



The report states:

“Overall it is considered that Lambley has a need for between 40 to 60 new homes in the plan period (2011-2028). There has been little development in Lambley itself with only 17 homes built since 2001; if this level of development were to continue there would be an additional 8 new homes by 2028, (a) whereas based on Lambley’s the share of the Borough’s population the figure would be 80 homes. Although Burton Joyce would be expected to provide the largest share of the 129 homes identified by the SHMA, a proportion should be provided in Lambley”. Page 25 refers.

The Revised Housing Background Paper Addendum EX/104 pages 67 and 68 identifies the potential for 16 homes only to be provided during the plan period in Lambley. Most of these are single dwellings which are unlikely to meet a local need and will likely be occupied by people from outside of the village and its immediate rural area. Further, no homes are expected to be provided after 2021 in the village. This again confirms that within the village outside of the defined Green Belt, there are very few opportunities for development remaining as the sites simply do not exist. Therefore I continue to conclude that given the failure to allocate a single site in Lambley, the village will not be able to provide for its future demographic needs up until 2028.

As previously put forward an appropriate approach is to allocate a reasonable alternative site abutting the built fabric of the village of Lambley. We have submitted for allocation sites under references 6/672 and 6/831 and have set out the credibility of the land under the control of WC Martin Trust in the submissions before the Council and will not repeat these points in this letter.

I conclude that the Council should suggest to you an increase in the proposed allocation of sites in the ‘other villages’ to increase the number of homes to meet local needs in the villages and it is submitted that my clients’ site at Lambley, for proposed housing development of up to 70 homes to be served off Orchard Rise will meet the housing need of the village and wider area for the Plan period.

Yours sincerely



Mark Jackson BSc [Hons] Environmental Planning MRTPI

CC Trustees WC Martin Trust