

From: Contact details redacted
Sent: 18 April 2017 16:28
To: Carmel Edwards
Subject: Re: Gedling Local Planning Document examination - note from
Inspector 3 April 2017

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hayden Lester, original representations lpd_pub_/a1 and a3, lpd_pub_/b1,2,3,4 and 5 Thank you for the opportunity to comment on the revised housing background addendum document.

I only have minor observations to make.

Firstly H10 Hayden Lane, if this site is to be carried forward and indeed allocated it would be logical to assume it would only be delivered after the North Papplewick Lane site is completed. It was stated at the hearings that H10 is partly dependant/reliant on cooperation with Bellway Homes (NPL developer) to bring the site forward, primarily for water management issues. I would suggest in reality the site will only come forward once NPL is completed as an additional phase by Bellway Homes, this would in turn push actual delivery beyond 2022-2023 H12 Westhouse Farm, the delivery rates provided need to be questioned, are Langridge Homes able to demonstrate they are capable of delivering up to 50 units per year on H12. Delivery rates for other sites have already been questioned, Keepmoat were requested to provide evidence of their ability to supply 60 homes a year on the Gedling Colliery site, which has been confirmed by previous delivery rates achieved throughout the midlands. It would be informative if it could be demonstrated that a smaller builder, such as Langridge Homes would be able to deliver the units suggested annually on H12 and other land interest in combination. The current and future 5 year HLS is still heavily reliant on the three failed large strategic sites (TWF,TC and GC/GAR) carried forward from the 2005 local plan. An update supplied in relation to Teal Close suggested a reserve matters planning application would be submitted before the end of March 2017, this timeframe has passed. It is also noteworthy that both the agent and the owner, Northern Trust are still advertising the site for sale, this seems contrary to the update supplied. In addition no evidence has been provided that delivery rates in excess of 70 homes per year are achievable on either Top Wighay Farm or Teal Close, delivery rates of 95- 100 units per year are unrealistic.

It is clear the council can only marginally demonstrate a 5 year housing supply, dependant on all proposed allocations being found sound. Due to the mineral, greenbelt, ridge line and neighbourhood planning compliance issues related to numerous proposed allocations, any allocation deletions will clearly have a severe impact on the ability to demonstrate a current 5 year HLS.

> On 3 Apr 2017, at 16:55, Carmel Edwards <Carmel.Edwards@gedling.gov.uk> wrote:

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> Dear respondent

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> please find attached a note from the Inspector. You are receiving this email because the records passed to me by the Council show that part of your original representation referred to Policy LPD 63.
The inspector's note contains a deadline for further comments on proposals to amend this policy.
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> Kind regards
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> Carmel
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> Carmel Edwards
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> Programme Officer
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> Tel: 07969 631930
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>
> <EX106_Inspector's_request_03April2017.pdf>