

Our Ref: -
Your Ref: H4 – Linden Grove

16 June 2017

FAO Ms Karen Baker
C/O Ms Carmel Edwards
C/O Gedling Borough Council
Civic Centre
Arnot Hill Park
Arnold
Nottingham
NG5 6LU

Dear Madam,

**GEDLING LOCAL PLANNING DOCUMENT EXAMINATION
LINDEN GROVE – SITE REF. H4
RESPONSE TO THE INSPECTOR'S NOTE AND QUESTIONS ON THE COUNCIL'S REVISED
HOUSING BACKGROUND PAPER [EX/104A] AND REVISED POLICY LPD63 HOUSING
DISTRIBUTION [EX/105A] - 2 JUNE 2017**

GVA is instructed by Northern Trust to provide town planning advice in respect of the land at Linden Grove (Ref. H4) which is proposed for allocation in the emerging Gedling Local Planning Document (LPD), under draft Policy LPD 64 (Urban Area).

We write in response to your note and questions in relation to the Council's Revised Housing Background Paper [EX/104A] and Revised Policy LPD63 Housing Distribution [EX/105A], dated 2 June 2017.

We do not intend to make any detailed comments on documents EX/104A or EX/105A, at this stage. However, in the paragraphs below we respond to the questions (13 & 14) which relate to the Council's revised housing trajectory and the projected completions on the deliverable and developable sites, in so far as they relate to site H4.

Q13. Does the detailed housing trajectory demonstrate realistically that the housing development, for which the Plan provides, will come forward within the Plan period [Appendix D]?

Our letter dated 7 March 2017, identified two scenarios for how the development of the Linden Grove site (H4) might progress. The scenarios examined were:

1. **'Worst Case'** - The site is unable to deliver any housing until the GAR is complete and it is not possible to complete any sale until the GAR is complete. In this scenario we have assumed that Northern Trust would obtain outline planning permission before the GAR is complete but that all other planning matters, and site preparation, are dealt with subsequently.

3 Brindleyplace
Birmingham
B1 2JB

T: +44 (0)8449 02 03 04
F: +44 (0)121 609 8314

gva.co.uk

GVA is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS.

Birmingham Bristol Cardiff Dublin
Edinburgh Glasgow Leeds Liverpool
London Manchester Newcastle



2. 'Best Case' – Policy LPD 64 (Urban Area) is amended, as proposed by Northern Trust, and the applicant satisfies GBC and NCC that development can commence ahead of the completion of the GAR.

The trajectory for site H4 in each of these scenarios is set out in the tables below:

Scenario 1 – Worst Case

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
0	0	20	40	40	15	0

Scenario 2 – Best Case

2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026
40	40	35	0	0	0	0

The housing trajectory included at Appendix D of the Council's Revised Housing Background Paper [EX/104A] reflects 'Scenario 1 – Worst Case', as set out above. This trajectory is realistic if the site is unable to deliver any housing until the GAR is complete and it is not possible to complete any sale until the GAR is complete.

However, Northern Trust maintains that if the wording of Policy LPD 64 is amended, as proposed by Northern Trust, the trajectory could be bettered and housing delivered earlier than anticipated by Appendix D of EX/104A. Therefore, if the wording of policy LPD64 is amended, as proposed by Northern Trust and discussed at the recent hearing sessions, the trajectory at Appendix D of EX/104A should be amended to reflect 'Scenario 2 – Best Case', which is realistic.

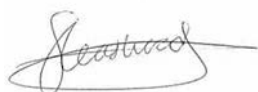
Q14. Are the projected completions for deliverable and developable sites included in the Plan period 2011 to 2028 appropriate and achievable and based on sound evidence [Appendix E]?

The projected completions set out at Appendix E of EX/104A for site H4 accord with 'Scenario 1 – Worst Case'. Therefore, if the site is unable to deliver any housing until the GAR is complete, the projected completions for site H4, at Appendix E of EX/104A, are appropriate and achievable.

Nonetheless, as set out above, Northern Trust maintain that if the wording of Policy LPD 64 is amended, as proposed by Northern Trust, the projected rate of completions and trajectory for site H4 could be bettered and housing could be delivered earlier than is currently anticipated. Therefore, if the wording of Policy LPD64 is amended, the projected completions set out at Appendix E of EX/104A should also be adjusted to reflect 'Scenario 2 – Best Case', as set out above.

We do not intend to participate in the hearing session on 27 June and I trust that the above is self-explanatory, however, please do not hesitate to let me know if you have any queries or require any further clarification of the above in advance of the hearing session.

Yours sincerely



Stephanie Eastwood
Senior Planner
0121 609 8120
stephanie.eastwood@live.co.uk
For and on behalf of GVA Grimley Limited