

Matter 7: Housing Allocations in/adjacent to the Urban Area

Issue 7a: Brookfields Garden Centre (H2) [Policy LPD 64]

- Q1. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q2. Is the proposed allocation deliverable? In particular, is it:
 - a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q3. Would the development of housing on H2 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64]
- Q4. Would the development of housing on H2 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]
- Q5. Has full consideration been given to the loss of employment and retail facilities on the site?
- Q6. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q7. Are there any constraints to development?
- Q8. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work?

Issue 7b: Willow Farm (H3) [Policy LPD 64]

- Q9. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q10. Is the proposed allocation deliverable? In particular, is it:
 - a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q11. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q12. When is the Gedling Access Road due to be completed?
- Q13. The development of this site for housing is dependent on the completion of the Gedling Access Road. What would be the effect of the failure to complete this road on this allocation and has the Council identified any alternative site(s) on which to accommodate the 120 dwellings allocated on H3 if this road is not completed?
- Q14. Would the development of the site reduce the green corridor between Gedling and Lambley and Burton Joyce?
- Q15. Should the land allocated be extended up to the proposed Gedling Access Road?
- Q16. Would the cumulative impact of the development of this site, along with the Gedling Colliery/Chase Farm site (H9) and the Gedling Access Road be acceptable?

Issue 7c: Linden Grove (H4) [Policy LPD 64]

- Q17. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q18. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q19. Has full consideration been given to the likely contamination on this site, given its use for sewage sludge disposal in the past?
- Q20. Has full consideration been given to the loss of agricultural land?
- Q21. Has full consideration been given to the cumulative impact of this and other recent developments?
- Q22. If the site was previously not suitable for designation as Safeguarded Land, why is it now suitable for development?
- Q23. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q24. Would the development of the site reduce the openness and effectiveness of the gap between Nottingham and Burton Joyce? If so, would this accord with the purposes of including land within the Green Belt?

- Q25. The development of the site for housing is dependent on the completion of the Gedling Access Road. What would be the effect of the failure to complete this road on this allocation and has the Council identified any alternative site(s) on which to accommodate the 115 dwellings allocated on H4 if this road is not completed?
- Q26. Does the housing trajectory accurately reflect the delivery of homes on this site, given that it is dependent on the completion of the Gedling Access Road?
- Q27. Could the development of the site be undertaken prior to the completion of the Gedling Access Road without having severe highway safety implications?

Issue 7d: Lodge Farm Lane (H5) [Policy LPD 64]

- Q28. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q29. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q30. Would the development of housing on H5 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64]
- Q31. Would the development of housing on H5 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]
- Q32. Has full consideration been given to the loss of agricultural land?
- Q33. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q34. Should the land allocated be extended to the north?

Issue 7e: Howbeck Road/Mapperley Plains (H7) [Policy LPD 64]

- Q35. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q36. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q37. Would the development of housing on H7 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64]
- Q38. Would the development of housing on H7 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]
- Q39. Has full consideration been given to the site's location and access to it by alternative means of transport other than the private car?
- Q40. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q41. Are there any constraints to the development of this site?
- Q42. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work?

Issue 7f: Killisick Lane (H8) [Policy LPD 64]

- Q43. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q44. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

- Q45. Would the development of housing on H8 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in delays in this housing allocation coming forward for development? [Policy LPD 64]
- Q46. Would the development of housing on H8 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]
- Q47. What are the exceptional circumstances which justify the removal of this site from the Green Belt?
- Q48. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work?

Issue 7g: Gedling Colliery/Chase Farm (H9) [Policy LPD 64]

- Q49. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q50. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q51. Has the S106 Agreement been signed for the Gedling Colliery/Chase Farm planning permission (2015/1376)?
- Q52. The development of more than 315 houses on this site is dependent on the completion of the Gedling Access Road, due to a condition imposed on the planning permission (2015/1376). Should reference be made to this in the policy? What would be the effect of the failure to complete this road on this allocation and has the Council identified any alternative site(s) on which to accommodate the remaining 345 dwellings on this site within the Plan period?
- Q53. What evidence is there to support the build rates put forward by the developer of 60-80 dpa on the site? Are they realistic? Has the developer achieved these rates on similar developments elsewhere? Would there be a single developer or multiple developers building out this site?

Issue 7h: Hayden Lane (H10) [Policy LPD 64]

- Q54. Would the allocation of land for housing on this site accord with the housing requirement for the area around Hucknall set out in the ACS?
- Q55. Has full consideration been given to the development of this site, in addition to the Strategic Sites at Top Wighay Farm and North of Papplewick Lane, on the infrastructure in Hucknall?
- Q56. Would the development of the site lead to the coalescence of Linby, Papplewick and Hucknall?
- Q57. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q58. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q59. Has full consideration been given to the loss of greenfield land and agricultural land?
- Q60. Would the density of the development proposed on this site be appropriate?
- Q61. If the strategic site at Top Wighay Farm is developed for 1,000 homes, as set out in the ACS, are there any mechanisms in place to prevent the development of more than 1,300 dwellings on the edge of Hucknall, in particular at Hayden Lane?