

Gedling Local Planning Document Part 2 Local Plan

STATEMENT OF HARWORTH GROUP

Matter 11 – Employment Allocation in/adjacent to the Urban Area

This Statement should be read in conjunction with Harworth's Statement in relation to Matter 10.

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?

Harworth considers the allocation of employment uses on the site to be appropriate as the primary part of a mixed-use development. Harworth maintains its objection to any allocation which allows development only for employment uses, which is considered to be unsound given that it does not represent the most appropriate strategy for development of the site given its location and adjacent land uses.

Harworth considers that the site is suitable for a range of appropriate employment uses, primarily incorporating flexibility for light industrial (B1c) and storage & distribution (B8) as part of a mixed-use scheme. Any element of general industrial use (B2) would be carefully positioned and controlled through conditions/parameters of any planning permission. This is to ensure that appropriate amenity can be achieved for users of the adjacent country park and associated proposed access and car park, as well as the proposed ancillary food & drink uses.

In the event that the site is allocated only for employment use, as opposed to a mixed-use scheme, then Harworth would advocate allocation for the broadest range of employment uses, including unrestricted general industrial (B2) use, to maximise the attractiveness of the site to prospective occupier businesses, and bearing in mind the reduced sensitivity of site to uses which may impact on amenity.

Q2. Should it be limited to B1, B2 and B8 uses? Would other uses be appropriate, for example retail?

As outlined above, Harworth considers that the site should not be limited to employment (i.e. B1, B2, B8) uses only.

To date, Harworth's representations have promoted a range of uses at the site including employment, retail and food & drink. This is proposed to be as part of a mixed-use scheme (as opposed to any single use).

Harworth does not currently propose retail development (i.e. small foodstore) as part of the anticipated development of the site. Harworth anticipates a mixed-use development comprising primarily of flexible employment units with a coffee shop and pub/restaurant as well as access and parking for the adjacent country park.

The food & drink uses (i.e. coffee shop and pub/restaurant) contribute to the sustainable development of the site by providing an on-site facility for users of the employment development, and providing an accessible facility for users of the country park and residents of the surrounding area.

It is also appropriate as part of a mixed-use development to incorporate a car park and enhanced pedestrian access for users of the country park.

This co-location will increase the attractiveness, and therefore deliverability, of the employment development as well as the general attractiveness of the country park and the adjacent proposed residential development.

Harworth stresses, however, that the incorporation of parking and enhanced pedestrian access for users of the country park is only feasible as part of a mixed-use development and may not be appropriate or deliverable as part of an allocation which only allows employment uses.

Harworth therefore suggests a mixed-use or zoned allocation to facilitate employment development with food & drink uses and enhanced country park access which are complimentary to the employment use and to the proposed and existing neighbouring uses. On the basis of this amendment, Harworth would consider the site's allocation and associated policy to be sound.

It is therefore suggested that draft Policy LPD 64 is amended as follows to include accurate reference to the employment-led mixed-use development proposed at the Gedling Colliery (E1) site:

Policy LPD 64 Urban Area

The following sites are allocated for residential development, as shown on the Policies Map:

- H1 - Rolleston Drive – 90 homes
- H2 - Brookfields Garden centre – 105 homes
- H3 - Willow Farm – 110 homes *
- H4 - Linden Grove – 115 homes *
- H5 - Lodge Farm Lane – 150 homes
- H6 - Spring Lane – 150 homes
- H7 - Howbeck Road/Mapperley Plains – 205 homes
- H8 - Killisick Lane – 215 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes (of which it is anticipated that 660 will be delivered within the plan period)
- H10 - Hayden Lane - 120 homes

The following site is allocated for employment employment-led mixed-use development as identified on the Policies Map:

- E1 - Gedling Colliery - 5 hectares (comprising approximately 1ha of food & drink use and country park access facilities)

Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Q3. What evidence is there to support it coming forward for employment uses during the Plan period?

Delivery of any development at this site is primarily dependent upon the delivery of the Gedling Access Road (GAR) to provide direct access and prominence to the highway network.

Harworth maintains its confidence in the delivery of the GAR by Nottinghamshire County Council and relevant stakeholders, and notes the timetable set out in examination document EX-51 'Gedling Colliery – Position Note February 2017'.

Harworth is minded to commence preparation of a planning application for development of the site during 2017. This is anticipated to be of hybrid format whereby full approval is sought for site enabling works and core infrastructure, and outline approval sought for flexible employment use development with complementary food & drink uses (as described above) and car park and enhanced pedestrian access for users of the country park.

In parallel with the planning application process, Harworth will commence marketing of the site for end users and occupiers.

Harworth will consider the possibility of seeking detailed approval for the employment parts of the development and constructing these on a speculative basis, depending upon the strength of demand. For reference, Harworth has undertaken this development model in recent years at its former Rockingham Colliery site in Barnsley, whereby five flexible employment units have been built speculatively, along with a pub/restaurant and drive-thru takeaway.

Alternatively, the employment development may be delivered upon commitment of a specific end-user or occupier, whereby the detailed scheme would be prepared to meet its precise requirements.

Ultimately, Harworth would not be willing to invest up-front in the development of this site (i.e. by funding the planning process, site preparation and infrastructure development) if it did not have sufficient confidence that the development for employment uses would come forward during the plan period.

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?

Harworth considers that a mixed-use development, as described above, can be configured and developed in a manner which does not impact upon the amenity of the adjacent proposed housing site or users of the country park. As outlined above, this depends upon the range of acceptable employment uses restricting the location or operation of general industrial use (B2) as this may impact on neighbouring amenity (unless specifically mitigated).

Harworth's similar development at the former Rockingham Colliery site in Barnsley sits directly adjacent to an existing residential area and has been carefully configured and landscaped to preserve residential amenity.

As outlined above, any restriction to the location or operation of general industrial use (B2) is dependent upon the acceptance of a mixed-use development incorporating food & drink uses and

the enhanced country park access. Should the mixed-use development not be accommodated, then Harworth would need to facilitate development for a broader range of employment uses, including unrestricted general industrial use, to help ensure development of the site is deliverable.

Q5. Has full consideration been given to the impact of the development of this site on wildlife and surface water run off?

As long term land owner, Harworth has significant understanding of the site's technical and environmental characteristics.

Harworth has recently achieved planning permission and facilitated the development of part of the former Gedling Colliery site for 150 houses (Bloor Homes, Spring Lane). Harworth has also facilitated the creation of the Gedling Country Park through its engagement with Nottinghamshire County Council and other stakeholders. These projects demonstrate that potential technical and environmental constraints at this site can be fully assessed and mitigated through the design of development.

Any planning application for development of this site would be supported by all necessary technical and environmental assessments, and would incorporate proposals for appropriate surface water management and ecological mitigation.

Q6. Are there any constraints to the development of this site?

There are constraints to the development of this site resulting from its former use as a colliery and its subsequent period remaining in an undeveloped and under-used state. These constraints may relate to ground conditions (i.e. geo-technical, contamination), access, biodiversity and drainage etc. Whilst these are typical constraints of former colliery sites, the precise and comprehensive detail of these is not known prior to the undertaking of assessments to support the planning application process. However, Harworth as formerly being part of UK Coal, is expert in the development of former colliery sites and is confident that appropriate solutions are available to resolve all anticipated constraints.

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?

Harworth is unaware of this 'development partnership group'. Whilst Harworth is willing to engage in partnerships, it does not consider that any development partnership group is necessary to progress development of this site.