

Gedling Borough Council

Response to Matter 11

Employment Allocation in/adjacent to the Urban Area

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?

11.1 LPD Policy 43 permits employment uses within Use Classes B1 – B8 and sui generis uses of a similar nature. However, it is also recognised that other non B1 class type uses may also be compatible on employment sites and examples of such uses are listed in the supporting text at paragraph 12.2.2 including training facilities, community facilities and specialised leisure uses that cannot be accommodated in centres.

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

11.2 It is considered that the site is suitable for B Class uses and other employment uses that are compatible with an employment site.

11.3 The Council notes that the NCRELS 2007 work (**LPD/EMP/05**) has assessed the site as being poor largely because of the lack of access which is to be addressed through the implementation of the GAR. However, given the previous uses on this site which may add to development costs and that it is in more of a secondary business location the Council recognises it may need to be flexible. The Council has secured funding from Nottinghamshire County Council's predevelopment fund to undertake work to investigate the feasibility and viability of developing the site for a range of employment uses on this site. The Council is keen to work in cooperation with the landowners as part of this study and the results are expected in spring 2017.

11.4 Proposals for major housing and employment growth in this locality were included in the adopted Replacement Local Plan 2005 (**EX/16**). During the preparation of the LPD much progress has been made in terms of securing funding for the GAR and its implementation and the Gedling Colliery/Chase Farm housing site has planning permission. The adjoining Gedling Country Park has also opened recently and is an important visitor destination. The Council considers that these recent developments provide an opportunity to secure a range of employment uses on the site which could include community facilities such as a pub/diner or leisure uses.

11.5 However, there are concerns about A1 retail development being accommodated on this site as it is planned to establish a new local neighbourhood centre on the adjoining Gedling Colliery/Chase Farm housing site which would be conveniently located for the new residents and help to achieve a sustainable development. The outline planning permission includes provision for a convenience store of 400 sq. m, a health centre and three small retail units each limited to 150 sq. m. The masterplan indicates that the local centre will be located to the south of the 5 arm roundabout which has a spur to the housing site and a separate spur to the northern employment site. The local centre is planned as part of phase 2 of the housing development on the Gedling Colliery/Chase Farm site with outline planning permission and all matters reserved. The Retail Background Paper (**LPD/BACK/04**) states that outside of the identified local centres there is no capacity for new convenience floorspace.

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

11.6 It is acknowledged that the site has been allocated for a number of years but has not come forward. However, the site will have good access to the GAR and a prominent frontage that will change the context of this site. It is understood to be in the single ownership of Harworth Estates who are seeking a wider range of employment uses on the site including retail through this examination process.

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?

11.7 It is considered that employment uses can be accommodated on this site as it is segregated from the housing site by the new road which is two carriageways wide. The indicative masterplan for the Gedling Colliery/Chase Farm housing indicates that a strip of open space containing planting and a sustainable drainage feature would also run along the southern boundary of the GAR and help in providing a buffer between the housing and the new road and also the employment site on the other side of the road.

11.8 The Gedling Colliery employment site was previously allocated in the adopted Replacement Local Plan which also provided for housing on the adjoining land at Gedling Colliery/Chase Farm and no restrictions were placed on the employment uses unlike other employment allocations in the Local Plan. The Inspector considered that the need for new employment on the Gedling Colliery was especially strong because of the new housing being planned in order to provide homes and jobs close together.

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

- 11.9 The sustainability appraisal acknowledges that there is a low risk of surface water flooding on site. The site will require a flood risk assessment and identify an appropriate surface water mitigation scheme.
- 11.10 The Sustainability Appraisal (**LPD/REG/19**) notes the presence of a Local Wildlife Site on Gedling Colliery (E1) and comments that proposals should be designed to avoid/mitigate impacts on biodiversity and residual impacts need to be compensated to result in no net loss. The Employment Background and Site Selection Paper (**LPD/BACK/02**) considers this issue and states that the potential loss of part of the Local Wildlife Site can be compensated for through translocation of the wildlife interest to the adjoining Gedling Country Park.

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

- 11.11 As a former colliery site it is acknowledged that there may be issues relating to ground contamination relating to the former uses on this site. A ground contamination survey will be required.

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?

- 11.12 The Housing Implementation Strategy is a risk based approach setting out actions to be taken in the event that delivery is delayed or stalled. The Council is of the view that a flexible approach to the types of employment uses allowed on site is needed and as mentioned above in Question 2 funding has been secured for feasibility work.

Conclusion

- 11.13 The Council considers the Gedling Colliery site is a good opportunity to provide for employment uses close to new housing in a sustainable location. The Council is willing to be flexible on the types of employment uses particularly in the context of new housing growth and the maturing Country Park. Funding has been secured to look at feasibility of establishing a wider range of employment uses. The Council would not support retail development on the site.
- 11.14 The site is in single ownership with the owners promoting it for employment uses through the examination. It is considered that the need for employment overrides impact on the Local Wildlife Site which can be compensated for through translocation onto the adjoining Country Park.

Further Proposed Changes

- 11.15 No further proposed changes are being put forward at this stage.