

Gedling Borough Council

Response to Matter 12

Employment Allocation in the Key Settlements for Growth

Issue 12a: Hillcrest Park (E2) [Policy LPD 66]

Q1. Is the continued allocation of this site for employment uses appropriate given that it was allocated in the Gedling Borough Replacement Local Plan (2005) and remains undeveloped?

- 12.1 The Hillcrest Park employment allocation was part of a larger allocation for employment in the Gedling Borough Replacement Local Plan (2005) which has largely been developed. About 2 hectares has been developed for light industrial units and around 1 hectare remains available for development which is being taken forward as an allocation in the LPD.
- 12.2 VF Northern Europe an international company, own the site and presently occupy the adjoining plot comprising a large warehousing/office building. This company has confirmed its support for the allocation as they wish to retain the site for potential future expansion. Whilst there are no imminent proposals, the company has indicated that the site is likely to be required by 2028. VF Northern have indicated that it is the only freehold site owned by the company in Europe.
- 12.3 The site is located within an industrial estate and is eminently suitable for employment uses. Presently it is not suitable for residential or other sensitive uses given its proximity to employment type uses. The Council considers it is important to retain this employment allocation which is key to the future expansion and possibly retention of this major international company.

Q2. Is it likely that it will come forward for development within the Plan period?

- 12.4 Whilst, there are no plans for the immediate development of the site, it is likely to be required by the owner for its own expansion over the Plan period.

Q3. Given that the level of housing provision within Calverton has been reduced, would the provision of this employment site be required in this settlement?

- 12.5 Yes, the site is required for potential expansion by the site owner. In any case it is relatively modest in scale and helps support local jobs and Calverton as a live and work settlement. Whilst Calverton has a significant employment base there is considerable out commuting from the settlement for work and

therefore the reduction in the housing provision at Calverton between the ACS and the LPD would not justify the site's removal.

Q4. Are there any constraints to the development of this site?

12.6 There are no known constraints to the development of this site. It is located within an industrial estate with good access to existing roads.

Q5. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council is to set up a development partnership group to progress this site. Why this necessary and what is the timetable for this work?

12.7 Since the Housing Implementation Strategy was submitted, the Council has been in contact with the site's owners who have explained that whilst they have no immediate plans for expansion, they are seeking the retention of the site for employment as the likelihood is that the site will be needed to support the firm's expansion over the Plan period. The Council is committed to support the owner with any expansion plans in the future and there is no need for a development partnership group to progress the site at present.

Conclusion

12.8 The landowner has been in correspondence with the Council and supports the allocation which is available for the company to expand. The landowner has also stated that the site is likely to be required over the plan period. The site has no known constraints.

Further Proposed Changes

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