

RPS



**Representations on the Gedling Local Planning Document Part 2
Local Plan – Publication Version October 2016**

Hearing Position Statement - Examination In Public 2017

On behalf of Persimmon Homes & Charles Church

Jonathan Smith MRTPI – RPS Planning & Development

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On behalf of Persimmon Homes & Charles Church – 28th February 2017

Introduction

This representation has been submitted to influence the submitted Gedling Local Plan – (GLP) proposed by Gedling Borough Council (GBC), published for public consultation in the period 23rd May 2016 to 4th July 2016 and submitted for Publication on 14th October 2016. Our comments relate to our land interests at Calverton, known as the Park Road (H16) site. The site is well known to GBC and has been the subject of a previous Masterplanning exercise as part of the emerging Neighbourhood Plan for the village.

These representations refer to specific proposed policies and/or supporting text contained within the document. Where appropriate the referencing will follow that in the GLP and should be read in conjunction with previous representations made to earlier iterations of the Plan.

Specific Representations

Matter 15 – Historic Environment: Issue 15a, Heritage Assets

Question 1 asks whether the Plan has had regard to heritage assets.

In particular, the Council has raised the issue of a potential constraint for the wider development of Site H16 in the form of the existing Scheduled Ancient Monuments located to the northeast at the junction of Oxton Road and Winbush Lane; detailed in document EX43, an assessment by Stephen Bradwell dated February 2017.

Further to this a site visit has been undertaken by CgMs Consulting to assess the setting of the Scheduled Monument, known as ‘Two Roman camps 350m north east of Lodge Farm’ (List Entry Number 1018264), in support of the allocation of the Park Road/Hollinwood Lane site.

The Roman camps lie on a gentle south-east facing slope, 530m east-north-east of the Park Road/Hollinwood Lane site. There are no upstanding earthwork remains on the site relating to the Scheduled Monument, which is known from cropmarks identified on aerial photographs. The outer ditched enclosure (Calverton 1) covers an area of around 280m x 285m and may be the earlier. The smaller inner camp (Calverton 2) covers an area of around 160m x 120m. The remains of external ditched defences have also been recorded. The camps lie adjacent to the Dover Beck, the valley of which has been recognised as a natural route through the hills north of the Trent.

The views from the Scheduled Monument are dominated to the north-west by a large waste heap from Calverton Mine, which has been deposited in recent years. The immediate view to the south-west is across a large modern agricultural storage building, with the intermediate view in the direction of the Park Road/Hollinwood Lane site dominated by the obviously modern roofline and side wall of the RC Tuxford building located immediately to the west of the site. To the south, residential development, representing the current edge of Calverton, across agricultural fields is visible. The view to the east is the wooded valley of the Dover Beck, with hills rising behind, whilst to the north the view is of gently rising ground.

Given the dearth of upstanding remains relating to the camps and the extensive intrusive modern elements visible in much of the surrounding view, the site visit has confirmed that the setting of the Scheduled Monument makes a minimal contribution to its heritage significance, which remains vested in its evidential value.

Following the site visit, the conclusions drawn in the 'Assessment of Impact of LPD Development Sites on Scheduled Monuments' (Gedling Borough Council Local Planning Document, prepared by Trigpoint Conservation and Planning February 2017) finding no visual or spatial associations between the Scheduled Monument and site H16 are considered to be correct.

However, the assertion that the northern part of the Park Road/Hollinwood Lane site (6/47) 'would encroach upon the more remote rural setting of the Roman camps' cannot be supported. Due to topography, the majority of the northern part of this site is not inter-visible with the

Scheduled Monument and, in common with the rest of the Park Road/Hollinwood Lane site, does not contribute to the setting of the Roman camps.

Our conclusion is that allocation and future residential development within site 6/47 can be accommodated without adverse impact on the setting and heritage significance of the 'Roman Camps' Scheduled Monument.

We consider it would not be appropriate for the Local Plan to assert that future development of the proposed area of land beyond the allocation site would be harmful to the setting of the Scheduled Monument.

It is requested that the conclusion of the Plan is made in line with the comments above.

Such a conclusion would provide for greater flexibility that could bring forward sites outside of the allocation boundary without affecting the overall environmental impact of the site setting. It is entirely possible that an expanded development at Park Road would be a more logical and comprehensive position that would provide wider benefits to existing residents as well as future residents.