

## **Independent Examination of the Gedling Local Plan Planning Document (Part 2 Local Plan)**

### **Matter 3: Vision, Objectives and Spatial Strategy**

#### **Issue 3a Accordance with the ACS**

The Local Plan has the potential to make a contribution towards the Vision and Objectives set down in the ACS. However, the delivery of that vision and objectives is highly dependent on the three large sustainable extensions coming forward – at Gedling Colliery and Chase Farm and Teal Close on the edge of the built up area of Nottingham and at Top Wighay adjoining the sub regional centre of Hucknall. Together these sites are expected to deliver over 2,300 dwellings over the plan period, which represents 45% of the new housing allocations sites (ACS and LPD part 2). Specifically they will be expected to contribute towards the following objectives:

- High quality new housing, and specifically rebalancing the housing mix in terms of size, type and tenure, and meeting the requirement for family open market and affordable homes;
- Economic prosperity for all, by creating new employment parks at Top Wighay (8.5 ha), at Gedling Colliery/Chase Farm (5 ha) and at Teal Close (7 ha) - these are the only three significant employment sites in Gedling which are listed under ACS Policy 2 Spatial Strategy;
- Regeneration – The redevelopment of Gedling Colliery/Chase Farm is critical to ensuring that the development of brownfield land in Gedling is maximised. There are no other large brownfield sites in Gedling;
- Opportunities for all – The size of these three developments will allow for new schools to be provided to create sustainable communities. If these sites do not come forward the provision of schools and other community infrastructure will be undermined;
- Timely and viable infrastructure: This is highly dependent on CIL payments. The new road link around Hucknall and a new secondary school at Hucknall are dependent on CIL payments from development at Top Wighay and elsewhere in the Borough.

The delivery of houses from these sites have all been delayed for many years, and there further delays to delivery are already apparent. At Top Wighay we were informed at the Public Examination in 2013 that the site would come forward in the very near future as the County Council were in advanced negotiations with a specialist development partner to design and build the first phase of the development – what has happened since? At Gedling Colliery/Chase Farm we were informed at the last Local Plan Inquiry which took place in 2003 that the GAR would be complete by 2007 thus enabling development to commence. 14 years have now elapsed and as yet there is still no sign of a spade in the ground. At teal Close , we understand that negotiations are still on-going between the landowner, Severn Trent Water, and a house-builder to buy the land; there are also land contamination issues issues to be addressed, as well as market concerns – the site is close to the Stoke Bardolph Sewage Treatment Works and also in the flood plain of the River Trent.

At the same time housing development in the three Key Settlements will be fundamental to the regeneration of these former mining villages where existing infrastructure needs modernising and shortfalls need addressing – for example at Bestwood there is a requirement for a new school, a health centre, specialist housing for the elderly and additional shops, eating places etc. This will only

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be delivered with CIL and S106 contributions from new housing. On-going debates regarding the amount of new housing in these settlements could undermine regeneration efforts.

Against this background of uncertainty, there is a high risk that the Vision and Objectives for Gedling will not be delivered, or at best only partially delivered. As such it will be important that the Local Plan Document is robust and provides sufficient flexibility to enable alternative courses of action to be pursued. This will involve additional small and medium sized allocations which are easy to deliver to address short term requirements and the identification of additional developable safeguarded land to address housing and employment land requirements in the second half of the plan period and beyond.