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**Our Ref:** LP2/21.4  
**Your Ref:**  
**Date:** 17<sup>th</sup> January 2017

Ms Carmel Edwards (Programme Officer)  
C/O Gedling Borough Council  
Civic Centre  
Arnot Hill Park  
Arnold  
Nottingham  
NG5 6LU

Dear Ms Edwards,

FAO Karen Baker DipTP MA DipMP MRTPI

**Re: Examination of the Gedling Local Planning Document Publication Draft (Part 2 Local Plan)**

**Matter 5: Housing Supply**

**Issue 5b: Housing Supply in Plan Period**

***Q27. Does the development of Strategic Site at Top Wighay Farm for 845 dwellings rather than 1,000 dwellings accord with the ACS? Would this scale of development be viable on this site?***

1.1 The Council has already submitted comments through the R.19 consultation regarding the issues raised by the Inspector in Q27 of the MIQs. Therefore we do not consider further substantial representations are required.

1.2 In summary those representations question:

- The impact to the delivery of necessary infrastructure items for this site and the wider infrastructure needs for Hucknall
- The viability of the strategic site; bearing in mind the Aligned Councils position at the ACS examination was:  
*...fewer than 1,000 dwellings at Top Wighay...would be insufficient return to make any additional contributions to Ashfield [Council]... ACS Inspector Report July 2014, para 90.*

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If reasonable adjustments are needed to fully engage with the Authority - contact **01623 450000**

- Lack of evidence to support this changed position pre and post submission of the Plan for examination; cannot justify the reduced scale of development
- Relationship with between Hayden Lane (H10) and the Top Wighay strategic site; their joint impact and necessary contribution to infrastructure items. An increased number of development sites increases the difficulty of demonstrating the impact of development on infrastructure and the pooling of contributions from sites (particular regard to R.122 of CIL regulations).

Yours faithfully

A handwritten signature in black ink, consisting of several overlapping loops and lines, positioned below the text 'Yours faithfully'.

C.M.Sarris  
Corporate Planning and Building Control Manager