

STONE PLANNING SERVICES LIMITED

Gedling Local Plan Document Examination Matter 7a

**Brookfields Garden Centre
Mapperley Plains
Nottingham**

These comments are made on behalf of Brookfields Garden Centre the owners of Site

Q1. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

Site H2 is a brownfield site within the green belt. It has existing residential properties to the south and west. To the north is site H7 which is a proposed allocation within the Gedling Local Development Document.

The site lies immediately adjacent the existing settlement boundary of Nottingham. It is well located with regard to everyday facilities and services. It is a sustainable location.

Q2. Is the proposed allocation deliverable? In particular, is it:

a. confirmed by the landowner involved as being available for the use proposed?

We can confirm that the site is available for development.

The western third of the site contains no buildings and is capable of early delivery. It is anticipated that a planning application will be submitted ahead of the Examination. The remainder of the site is occupied by the garden centre buildings and car park (eastern) and will be deliverable later in the Plan Period. The landowner is actively researching alternative locations for the business. Therefore the site is available for housing development.

b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

The site has been assessed in two parts. A Transport Statement has been prepared for the eastern third which demonstrates that both vehicle and pedestrian access is available off Crawford Rise. This access has been tested by the Transport consultant such that we are satisfied that access of the entire site is both appropriate and safe.

Access to the eastern part will be off Mapperley Plains with an alternative to serve part of the site off Crawford Rise. This access has been tested by the Transport consultant such that we are satisfied that access to the entire site is both appropriate and safe.

c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

The western part of the site has been the subject of extensive assessment. All utilities are available for this part of the site. The site has a safe and appropriate access.

Both surface and waste water can be drained from the site in a sustainable manner. An ecological assessment has been undertaken which demonstrates that the site has low ecological value and contains no protective species. Boundary hedges will be retained where appropriate. There are no trees of any value.

The eastern part of the site containing the operational garden centre has an appropriate and safe access onto Mapperley Plains with the option of serving part of the site via Crawford Rise.

All utilities are available for this part of the site. The site has a safe and appropriate access.

Both surface and waste water can be drained from the site in a sustainable manner. Whilst an ecological assessment has not been undertaken at this stage it is likely to have a similarly ecological value to the western part.

The entire site is well related to everyday services and facilities.

It is considered that all of the site is highly deliverable, albeit in two phases. The site is suitable, available and deliverable.

Q3. Would the development of housing on H2 harm the clay extraction and landfill operations at Dorket Head? Would these operations result in a delay to this housing allocation coming forward for development? [Policy LPD 64]

A minerals safeguarding report has been commissioned for the landowner. This has been prepared by GRM Development Solutions Limited and concludes

1. The site will not harm the clay extraction or landfill operations at Dorket Head quarry due to the distance of the site from it (1.2km). Therefore, these operations will not impact the site progressing to development even if the possible eastern extension to Dorket Head quarry is undertaken.

2. The site does comply with the County Council Policy on Minerals given the mineral has been assessed and deemed not suitable (economically or practically) for prior extraction before development.

Site H2 lies immediately adjacent to existing residential properties and notwithstanding the potential to extract clay from land to the north it is highly unlikely that extraction that close to existing residential properties would be permitted for environmental reasons. Clay extraction on H2 would seriously detrimental to residential amenities and it is therefore highly unlikely that it would gain planning consent.

Q4. Would the development of housing on H2 accord with the County Council's policy on minerals, the National Planning Policy Framework (paras. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]

See above.

Q5. Has full consideration been given to the loss of employment and retail facilities on the site?

Consideration has been given to employment and retail issues. The owners are actively looking for alternative facilities such that here would be no net loss of employment and retail facilities.

Q6. What are the exceptional circumstances which justify the removal of this site from the Green Belt?

The Council Strategy is to concentrate development within and on the edge of the built up area of Nottingham and in a small number of Key Settlements.

Site H2 lies immediately adjacent to the existing built-form boundary in a sustainable location.

The Council has to provide 7,250 houses during the Plan Period and this will involve the loss of green belt. The need for market and affordable housing is an exceptional circumstance which warrants release of this site from the green belt.

The Part 1 Aligned Core Strategy recognises the need to release land from Green Belt to meet the housing needs of the conurbation. A matter supported by the Part 1 Plan Inspector's report and reflected in Policy 3.

Q7. Are there any constraints to development?

The preparation of the planning application of the western part of the site has demonstrated that there are no impediments to development.

The eastern part is currently occupied by the operational garden centre; this will not constrain development but means that housing will not be delivered until later in the Plan Period.

Therefore there are no insurmountable constraints to delivery of the entire site for housing during the Plan Period.

Q8. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work?

A number of discussions have taken place with the Council to ensure that all parties are aware of the process of bringing the site forward. The Council is providing assistance with regard to potential relocation sites. Discussions have also been held with the agents representing landowners to the north to ensure that there is a high level of coordination so as not to prejudice delivery of the broader allocation (H7).

Paul Stone
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