



ASPBURY
Planning
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Joanna Sztejer, James Sztejer, Thomas Sztejer
and Lorna Voogd. (15187681)

Land off Hayden Lane, Hucknall

Response to Inspectors Questions -

Issue 7h - Hayden Lane (H10) [Policy LPD 64]

1.0 INTRODUCTION

1.1 I have been instructed to respond to the Inspectors questions in respect of issue 7h: Hayden Lane, Hucknall on behalf of the landowners Joanna Sztejer, James Sztejer, Thomas Sztejer and Lorna Voogd.

1.2 I have had a longstanding involvement in this and the wider landholding, having previously represented the landowners and the Co-operative Society, leading to the removal of the site from the Green Belt and identified as Safeguarded Land in the 2005 adopted Gedling Borough Replacement Local Plan (Policy ENV31). Subsequently I appeared on behalf of the Sztejer family at the reconvened examination of Main Modifications to the Aligned Core Strategies (ACS) in early 2014 where the subject landholding (now H10) was proposed for deletion from the wider allocation North of Papplewick Lane in response to the ACS Inspectors direction that Gedling Borough should be allocating a higher proportion of its housing requirement on the edge of the Nottingham urban area at the expense of outlying parts of the Borough including the urban edge of Hucknall within Ashfield District.

2.0 RESPONSE TO INSPECTORS QUESTIONS

Issue 7h: Hayden Lane (H10) [Policy LPD 64]

Q54. *Would the allocation of land for housing on this site accord with the housing requirement for the area around Hucknall set out in the ACS?*

Response –ACS Policy 2 – The Spatial Strategy sets out at 3b) that approximately 1,300 homes will be developed adjoining Hucknall Sub -Regional Centre comprising Sustainable Urban Extensions at Top Wighay Farm (1000 dwellings) and North of Papplewick Lane (up to 300 dwellings).It is understood however, that the Top Wighay site can only accommodate 845 dwellings, a shortfall of 155 dwellings against the ACS requirement. The 'transfer' of 120 dwellings to the Hayden Lane (North of Papplewick Lane) site would not therefore breach the 1300 dwelling threshold for this location and thus the proposed site allocation accords with the provisions set out at Policy 2 of the ACS.

Q55 *Has full consideration been given to the development of this site, in addition to the Strategic Sites at Top Wighay Farm and North of Papplewick Lane, on the infrastructure in Hucknall?*

Response -The landowners have been in discussion with the Borough Council regarding infrastructure requirements associated with the development of this landholding. The LPA have indicated, as set out at page 73 of Appendix A of their Site Selection Document (LPD/GRO/06) in respect of the allocated site 6/460 – that the allocation should include the provision of land to extend the primary school proposed to be constructed on the adjoining

site, together with financial contributions towards education and health provision totalling some £680,000 as well as on site affordable housing and the Borough Council's CIL charge, which includes proposals for the provision of secondary school places which could be directed to secondary schools within or adjoining Hucknall.

The site will support local retail facilities on Hayden Lane. Moreover, many of the extensive retail, leisure, employment, community facilities associated with Hucknall Town Centre and its wider urban area are comfortably accessible on foot or cycle, or by regular bus services.

Q56 Would the development of the site lead to the coalescence of Linby, Papplewick and Hucknall?

Response - If this proposed allocation is developed, there will be at least 600 metres of hedge-lined fields between the north-west boundary and properties fronting Main Street Linby to the north-west and over 450 metres to properties fronting Linby Lane in Papplewick, which are also substantially screened by a continuous woodland belt on the eastern side of the Leen Valley running between Linby Lane to the north east and Papplewick Lane to the east. Thus there will be no coalescence with Linby or Papplewick.

This allocation is a logical addition to the currently consented adjoining site which is identified in the ACS as a sustainable urban extension to Hucknall. In the draft iterations of the ACS the subject site was actually part of the wider area of land safeguarded by the 2005 Gedling Borough Replacement Local Plan to be considered for release as an 'urban extension'. It was only late in the process during Examination in Public of the Plan that the site was 'detached' from the adjoining landholding as the Council sought to implement the ACS Inspectors recommendations that more dwellings should be redistributed away from Hucknall to secure a greater focus on the main urban areas adjoining the Nottingham City conurbation and address concerns about pressure on local services within Hucknall.

Q57 Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

Response – We consider that the allocation is justified and appropriate. The Council has undertaken a sustainability appraisal (LPD/REG/14 – P122-127) which generated only one negative 'score' against the Sustainability Objectives (relating to Natural Resources and specifically the loss of Grade 2 agricultural land -see response to Q59 below). The Council's Site Selection Document (LPD/GRO/06–P73-75) summarises the SA scores and concludes

that the site is in a sustainable location and that there are no major constraints to its development.

As stated above, this landholding has historically been considered alongside the adjoining landholding and was an integral part of the wider land released from the Green Belt and designated as Safeguarded Land in the 2005 Gedling Borough Replacement Local Plan. Previously the overriding local objection to this site (and indeed the adjoining land) has been the perceived impact of development upon facilities and services within Hucknall which lies within the neighbouring Ashfield District. The S106/CIL obligation attached to the Co-op landholding clearly looks however to address impacts on education, health and library facilities by allocating the relevant health and library contributions to the facilities in Ashfield District and securing land and contributions for a new on-site primary school directly on the Papplewick Lane development site. The Site Selection document at P73 also sets out a requirement associated with H10 to set aside land for the extension of the new primary school and make additional infrastructure contributions as identified. Thus we consider that the potential impacts of development as identified are capable of being mitigated and the allocation is both appropriate and justified.

Q58 *Is the proposed allocation deliverable? In particular, is it?*

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

Response – The landowner has consistently confirmed that the land is available for residential development over a number of years. Their representatives have recently re-confirmed the availability of the land at a meeting with Council Officers and through the submission of a SHLAA update return.

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

Response – The landowner has control of access points from Dorothy and Delia Avenues. These access points provide safe, direct vehicular and pedestrian access through to Hayden Lane and its local retail facilities. The Highway Authority have assessed the site and indicated that there is sufficient capacity in the local road network with satisfactory access achievable from Papplewick Lane (via the adjoining site) or Hayden Lane. Bus routes operate along both roads and Hucknall rail and NET station are also easily accessible.

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

Response – The site has few development constraints as noted by the SA and no ownership constraints that rely on third party co-operation in terms of access to the highway network via Hayden Lane. The site is capable of delivering linkages to the adjoining landholding as historically preferred by GBC, yet is also capable of completely independent development.

Q59. *Has full consideration been given to the loss of greenfield land and agricultural land?*

Response - Previously developed land is very limited within Gedling Borough and is not adequate to meet the Council's emerging local plan housing requirement. Greenfield land release on the edge of the Greater Nottingham conurbation, Hucknall and the larger freestanding settlements in the Borough is therefore a necessary requirement. There are other constraints limiting the availability and /or suitability of other greenfield locations across the Borough, including Green Belt, areas of Flood Risk, and important areas of environmental interest and strong landscape character.

The development will only involve the loss of 4.9 hectares of Grade 2 agricultural land, substantially below the 20ha threshold for notification to Natural England as a statutory consultee. The loss of Grade 2 quality soils will have been a consideration for the Council and possibly local Plan Inspectors in the earlier decision to release the adjoining, substantially larger landholding for residential development.

A substantial area of farmed land to the north-east and north-west is to be retained within the Green Belt as open separation between Hucknall, Linby and Papplewick and the viability of the existing agricultural tenancy will not be materially undermined by the loss of this one field.

Q60 *Would the density of the development proposed on this site be appropriate?*

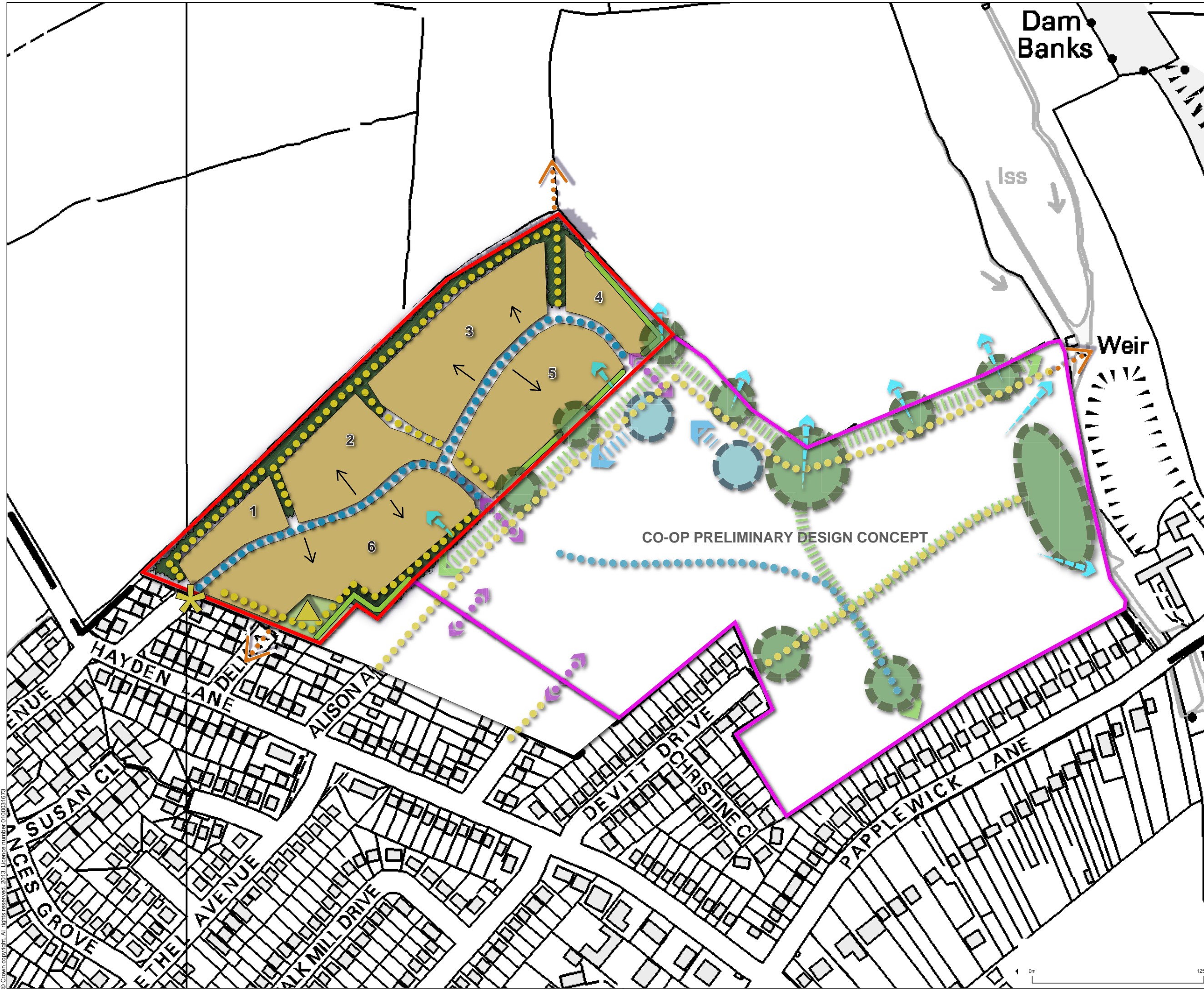
Response - The gross area of the site is in the order of 4.9 ha, yet the net developable is unlikely to exceed 4.0 ha once land deductions for open spaces, buffer planting, a primary school extension site and possible on-side surface water attenuation are taken into account. The resultant density is likely to be in the order of 30-35 dwellings per hectare if a full 120 dwelling scheme is built out. This will be a higher density than established development adjoining the site, yet comparable to the ongoing new development south of Papplewick Lane within Ashfield District.

Q61. *If the strategic site at Top Wighay Farm is developed for 1,000 homes, as set out in the ACS, are there any mechanisms in place to prevent the development of more than 1,300 dwellings on the edge of Hucknall, in particular at Hayden Lane?*

Response: The Council have advised that the latest masterplanning work on the Top Wighay site indicates that the maximum capacity of the site is unlikely to exceed 845 dwellings, some 155 dwellings less than the 1000 dwellings proposed in the ACS. Appendix A of the Council's Housing Background Paper Addendum (EX/22) dated December 2016 sets out the latest capacity assumptions for the Top Wighay Site, comprising an allocation for 807 dwellings alongside a consented scheme for 38 dwellings currently under construction.

In response to Q60, I advised that the net developable area of H10 is will not exceed 4 hectares and in this respect a development of more than 120 dwellings is highly unlikely. With the adjoining site permission securing up to 300 dwellings and the Top Wighay development now reducing to 845 dwellings, a total of 1265 dwellings is now proposed on the edge of Hucknall, some 35 dwellings less than the ACS target. Thus, control lies in the hands of the Borough Council as planning authority through management of planning applications to prevent development exceeding 1300 dwellings should this be deemed appropriate and necessary in the medium term.

M.J. Downes
BA, B.PI, MRTPI
January 2017



- Key:
- Application site boundary
 - +70m Existing ground level
 - Main distributor road with structure shrub planting
 - Footpaths / cycle ways
 - Proposed footpath/cycle link
 - Existing hedgerows retained
 - Proposed major native structure planting
 - Balancing pond
 - Residential development
 - Public open space
 - Vehicular access
 - LEAP

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Client: G Szejnar	
Project: Papplewick	
Figure Title: Fig1 - Concept Masterplan Cell 'D'	
Figure Number: 1482/01	Scale: 1:2,500 @A3
DR: MP	CR: KL
Date: Sep13	Rev: B

