

POSITION STATEMENT

PROPOSED RESIDENTIAL SITE ALLOCATION REFERENCE H7 –
HOWBECK ROAD / MAPPERLEY PLAINS

GEDLING BOROUGH COUNCIL HEARING SESSION – WED 1ST MARCH
2017

RESPONSE TO MATTER 7 – HOUSING ALLOCATIONS IN / ADJACENT
TO THE URBAN AREA

ISSUE 7e

CLIENTS & LANDOWNERS – Mr N FOSTER & THE FRUDD FAMILY (FC7)

FEBRUARY 2017

(9149793)

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Introduction

This Position Statement has been prepared by *GraceMachin Planning and Property* on behalf of The Frudd Family (FC7) & Mr Norman Foster who are the two land owners of site H7 – Howbeck Road / Mapperley Plains.

The land is proposed for allocation within the Gedling Borough Local Planning Document Publication Draft, May 2016, under Reference H7.

The purpose of this Statement is to respond to the ‘Matters, Issues and Questions’ raised in response to the LPD Publication Draft and specifically in respect of Matter 7 – ‘Housing Allocations in / adjacent to the Urban Area’.

Issue 7e: Howbeck Road / Mapperley Plains (H7) [Policy LPD 64]

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

35.1 Policy LPD 64 of the Local Planning Document (LPD) proposes the allocation of land at Howbeck Road / Mapperley Plains for a minimum of 205 houses. The site is located to the east of a relatively recently completed housing development which was allocated in the last Local Plan, to the North of Brookfield’s Garden Centre and with its principal access from Mapperley Plains Road (B684).

35.2 It adjoins the main built up area of Arnold/Nottingham.

35.3 The LPD seeks to allocate sites which are suitable, available and deliverable to meet the housing needs fixed within the Aligned Core Strategy (ACS) (to 2028). The allocation of this site is in line with seeking to maximise the amount of new housing within or adjoining the urban area. The approach runs parallel with ACS Policy 2 (Spatial Strategy) which seeks to deliver sustainable development by focusing on land in or adjoining the main built up area of Nottingham.

35.4 Development impacts are significantly reduced by locating new housing where it is accessible by a range of sustainable transport modes. The proposed allocation (Howbeck Road / Mapperley Plains) is considered to be justified and appropriate and in line with the Spatial Strategy of the ACS.

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

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

36.1 The site is being promoted in partnership by Mr Norman Foster and the Frudd Family (FC7) as landowners with a rough land split of two thirds and one third respectively. I have acted for both land owners for the past 14 years and we have had continual dialogue with the Local Planning Authority during that time.

I have instructions to continue working with Gedling BC to deliver this housing allocation and I can be 100 % confident following many years of promotion and significant financial investment from my clients that the site is available for development and that we are seeking to deliver a minimum of 205 dwellings on the site. An agreement is in place with a Plc housebuilder to deliver much of this site and accordingly we consider that this site will be one of the first sites in Gedling delivering much needed new homes within the 5 year period to 2021/22.

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

36.2 We have been assessing the site in conjunction with BSP Consulting for many years and the 2013 Access Strategy Report concluded the site being able to easily accommodate 290 dwellings. Indeed the road access design is a 'major residential access road' which would allow up to 400 dwellings to be served off it.

The recommendation was and remains to provide a main site access from Mapperley Plains and if a second point of access is needed then this could be achieved via an extension to Ladybank Rise.

The main site access has been designed and tested for capacity using PICADY software and has been found to operate with a significant amount of spare capacity for all scenarios assessed. Speed tests were also carried out.

36.3 Arnold Town Centre is within walking distance and the area has good schooling for local children. Local shops can be found on Howbeck Road (Tesco Express, etc.) and there are a number of bus stops near to the site – for example you have a bus stop (Sky Blue Line) at the 'Travellers Rest' PH / Restaurant on the B684 where there is a footpath on the west side which would allow easy pedestrian access. There are also a number of bus stops on Coppice Road. The site therefore has good access to Nottingham City Centre and Arnold Town Centre.

36.4 The site is sustainable due to its position on the edge of the Principal Urban Area and it would allow new residents to access amenities & services by a range of sustainable travel modes.

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

36.5 Foster & Frudd are working together to deliver a comprehensive residential housing allocation.

36.6 The land abuts the main built up area of Arnold/Nottingham and is in principle a suitable location for new housing development in the context of the ACS Policy 2 (The 'spatial strategy'). Technical work has been completed which has included Landscape Assessment work by *Savills*, Highways Work by *BSP Consulting*, etc. Having been involved with the landowners for many years and having previously worked as Head of Planning in Nottingham for *Savills* and obtained the most recently developed housing allocation in the last Local Plan

to the west of the site we are not aware nor have we been advised that there are any technical constraints to stop this site being developed.

- 36.7 Much of the land has been intensively farmed by Mr Norman Foster during his lifetime. The site is not of high ecological value.
- 36.7 Howbeck Rd / Mapperley Plains is a location for new housing in conformity with the ACS Spatial Strategy. Housing on this site will benefit the local economy and existing infrastructure will be utilised. There are no 'show stopping' viability reasons or fixed significant infrastructure costs which would prevent the delivery of the site in the next five years.
- 37. Would the development of housing on H7 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]**
- 37.1 Mr Foster is one of the three land owners who make up the Killisick Lane site (H8). *Pegasus Group* are 'leading' that site promotion and within their Position Statement in partnership with *Heaton Planning* investigated in some detail matters surrounding 'clay extraction'. We do not propose to repeat their findings and comments in this statement. Simply that we agree with their views and also consider that site H7 will not harm the permitted clay extraction and landfill operations at Dorket Head. There is sufficient distance to allow H7 to be developed and the permitted operations at Dorket Head to carry on.
- 38. Would the development of housing on H7 accord with the County Council's policy on minerals, the National Planning Policy Framework (para. 143 and 144), the Planning Practice Guidance and advice from British Geological Survey? [Policy LPD 64]**
- 38.1 As above we consider that the development of housing on H7 would not cause significant conflict and this has been recently verified by the County Council as Minerals and Waste Planning Authority. Ref: Letter from J Smith (Interim Team Manager, Planning Policy / Nottinghamshire CC) to Graeme Foster at Gedling BC dated 19 January 2017.
- 38.2 Overall there is no evidence that minerals will be extracted from this area at some point in the future.
- 39. Has full consideration been given to the site's location and access to it by alternative means of transport other than the private car?**
- 39.1 Yes, we have considered and assessed that the site is within easy walking distances of bus stops, that a public footpath crosses the site which will be maintained and most likely enhanced to allow better linkages to areas around Howbeck Road which accommodates shops, a Public House, bus stops, etc.
- 39.2 Within the Concept Masterplan produced by *Savills* it set out in Section 8 that opportunities exist to provide pedestrian and cycle links into and through the site from the new residential development – Armadale Close, Cromdale Close, Hamilton Close, Firth Close and Hamilton Gardens. There is an existing footpath which runs from the southern end of the site connecting Armadale Close to Mapperley Plains. This is a well-used link between Arnold, the

Rugby Club (Melish) and the Travellers Rest PH on Mapperley Plains. On Page 5 of the report it was specifically set out that there was potential for pedestrian and cycle connections with the surrounding residential areas. On Page 6 we outlined the potential for a new pedestrian link into the south western corner of the Rugby Club to better connect this facility.

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

- 40.1 The ACS set out that the housing needs of Gedling cannot be met without the removal of land from the Green Belt. The Inspector agreed.
- 40.2 Gedling BC have undertaken a Green Belt Assessment which initially was a broad appraisal of sites and land in the context of the five purposes of the Green Belt.
- 40.3 The Councils assessment of the broad area and sites 13, 14 & 15 around site H7 does not preclude development or highlight significant Green Belt matters arising such as coalescence.
- 40.4 Taking into account the detailed landscape work produced by Savills it is clear that there would be a limited impact on the openness of the Green in part due to the topography of the site.
- 40.5 It is a site abutting the urban area and so accords with the sequential approach to site selection when reviewing Green Belt boundaries as set out in ACS Policy 3.
- 40.6 The Councils review process in this location coupled with our independent assessment work (by *Savills*) leads us to conclude that the impact of new housing would be minimal in the local area and in a wider landscape context.
- 40.7 Concept Plans identify that the site is capable of delivering between circa 205 and 290 dwellings.

41. Are there any constraints to the development of the site?

- 41.1 There are no constraints to the development of this site. We have a Plc housebuilder ready to purchase and develop the site for housing. Gedling has a very poor 5 year supply of housing and this site is ready to be delivered if removed from the Green Belt and allocated for housing.

42. The Housing Implementations Strategy indicates that the Council will invite developers / owners of the 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?

- 42.1 I have been promoting the land for housing development over the last 14 years. All the way through this process I have communicated and met with Officers at Gedling BC. I have also attended the majority of Developers Forum Meeting held at the Council. We have continually pressed for the release of this land for housing as I represent two committed

landowners wanting to bring forward new housing on the site. We will continue to meet and discuss the land being developed with Gedling BC and bring forward an application(s) as soon as possible. If it had been possible to do so we would have submitted applications on this land 5 to 10 years ago to meet the dire lack of new housing being delivered in Gedling BC. However, partnership working is already in place and will continue.

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