

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

### **Matter 7: Housing Allocations in/adjacent to the Urban Area**

#### **Issue 7d Lodge Farm Lane (H5) (Policy LPD64)**

This Position Statement on the MIQs for Issue 7d should be read in conjunction with the written representations on the Lodge Farm Lane site submitted by GPA Ltd on behalf of Langridge Homes Ltd with respect to the Pre Submission Draft Local Plan.

Reference should also be made to a number of plans and technical documents which formed part of a pre application inquiry in 2013, as follows:

- Planning Statement;
- Transport Appraisal

#### **Q28 Is the proposed allocation justified and appropriate in terms of the likely impacts of development?**

Yes:

- 1 The site is located on the edge of the main built up urban area along a major bus transport corridor (Mansfield Road), and as such the site is in a sustainable location, and satisfies the requirements of Policy 2 Spatial Strategy of the ACS;
- 2 No negative impacts have been identified – there are no nature conservation and heritage constraints; the site is low value agricultural land; and it is in flood zone 1;
- 3 The SA assessment of sites shows that the site scores well against the assessment criteria with several major or minor positive effects identified, and no major negative effects;
- 4 Access can be gained from Mansfield Road – Following a pre application inquiry in 2013 NCC Highways indicated its agreement to a single point of access from Mansfield Road for up to 150 dwelling units; there are opportunities for footpath/cycling links to provide connections to the existing residential area to the south including Redhill Comprehensive School, and also for an emergency access to be provided onto Kenneth Road;
- 5 Subject to policy changing ie site is removed from the Green Belt) no objections were received to the development of this site following a pre application submission in 2013.

#### **Q29 Is the proposed allocation deliverable? In particular, is it:**

- a) **Confirmed by the landowner involved as being available for the use proposed?**  
The site is in the sole ownership of Langridge Homes Ltd who can confirm that the site is deliverable in the short term, subject to planning;
  - b) **Supported by evidence to demonstrate that safe and appropriate access for vehicles can be provided?**
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NCC Highways Authority has confirmed that access can be obtained from Mansfield Road for a development of up to 150 new homes.

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

As noted above there are no environmental constraints to development. The site can be connected to services in the adjoining residential development area and also along Mansfield Road, where there are regular bus services to the city centre and Arnold Town Centre.

**Q30 Would the development of housing on H5 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?**

The clay extraction and landfill operations at Dorket Head will not impact on the Lodge Farm Lane housing allocation. These operations are located on the other side of a primary ridge line which rises up to a height of 130m. The Lodge Farm Lane site will not exceed the 120m contour, and will therefore not be visible. Further the operations are located at some distance from the proposed housing site – approximately 500m as the crow flies. Thus topography, distance and also additional landscape planting will ensure that there will be no amenity impacts from the ongoing operations on the new housing development.

As such the clay extraction and landfill operations will not delay the implementation of this site for housing.

**Q31 Would the development of housing on H5 accord with the County Council's policy on minerals, the NPPF (paras 143 and 144), the Planning Practice Guidance and advice from BGS?**

The County Council has submitted its Draft Minerals Local Plan for Examination. This identifies Dorket Head as an existing site for the continued extraction for brick and clay. However, it does not include a policy for the expansion of brick and clay extraction at this location beyond the currently agreed extension to the east (ref Policy MP6) over the plan period. In any event Development Management policies of the Minerals LP and Gedling LPD would limit expansion and make it difficult to secure planning permission, certainly on the proposed Lodge Farm Lane housing site for the following reasons:

- Dorket Head lies beyond an important ridge line where it is surrounded by the best and most versatile agricultural land (mainly Grade 2);
- There is no access to the Lodge Farm site from the strategic road network. At present the only access is through the adjoining residential estate, off Kenneth Road. Only with new residential development will a new access off Mansfield Road be provided;
- There would be significant local amenity issues to consider if the site were to be considered for clay extraction and landfill operations – noise, air and dust pollution, local landscape impacts etc.

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- Site topography.

Many minerals planning authorities include policies on stand off areas with residential areas where minerals extraction is not allowed to take place.

With reference to a letter from the Minerals Planning Authority to Gedling Borough Council (Document Ref EX-40) dated 19 January 2017, I note that the Lodge Farm site is also not within the Dorket Head Safeguarding Area (refer Plan ref attached to letter – Inset 20).

**Q32 Has full consideration been given to the loss of agricultural land?**

The agricultural land at this site is mainly Grade 3b, and in any event is not large enough for MAFF to consider making an objection.

**Q33 What are the exceptional circumstances which justify the removal of the site from the Green Belt?**

The Inspector to the ACS public examination confirmed that the test of exceptional circumstances to require Green Belt changes had been met in order to meet the housing requirements of Gedling and also the other ACS authorities in order to ensure a sustainable pattern of development.

The Inspector also stated that Gedling should aim to rebalance its housing land supply in favour of sustainable sites located within and adjoining the main built up area of Nottingham – The Lodge Farm Lane site meets these criteria.

The more detailed work on identifying housing land allocations sites in this Part 2 Local Plan has reaffirmed that there is insufficient land within the built up areas outside the Green Belt to meet Gedling's objectively assessed housing needs.

**Q34 Should the land allocated be extended to the north?**

Langridge Homes does not consider that the land immediately to the north which is identified for safeguarded land is suitable for development due to topography (slope) and also it is unlikely that the Highway Authority will agree to more than 150 houses being served from the proposed new access onto Mansfield Road.

However, there is an opportunity to develop Site Ref A2 (refer to LPD-REG11- SA, Map 3), which is located to the north and east of Stockings Farm. This land, which is under the control of Langridge Homes Ltd, can be accessed from the adjoining Stockings Farm development, with access onto Calverton Lane, which is served by regular bus services between Calverton and Arnold/City Centre (10-15 minute frequency). Stockings Farm was allocated in the current Local Plan for 390 homes but only achieved a capacity for 280 homes, and as such there is some spare capacity in the local road network. The extent of development would be set by the 125 m contour line, which is 5m below the highest contour (130m). There are no identified constraints to the development of this land – the site scored equally as well as the Lodge Farm site in the SA assessment of sites.

The Site Selection Document at Appendix A states that this site has not been allocated due to the lack of clear defensible boundaries. We acknowledge that there are no physical features such as field boundaries or roads etc to define the boundary. However we are proposing that the site boundary be determined by the 125m contour (the northern boundary of the Stockings Lane allocation in the adopted Local Plan was determined by the 115m contour) and as such the

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development would sit just below a prominent ridge line, which is the most dominant and defining feature landscape feature in this area.

This land extends to 2.7 ha and assuming 30 house per ha would have capacity for around 80 new homes. As an edge of built up area site, then Langridge Homes considers that this site should be allocated for development. Alternatively it should be allocated as Safeguarded Land – refer comments on Matter 4.