

RPS



**Representations on the Gedling Local Planning Document Part 2
Local Plan – Publication Version October 2016**

Hearing Position Statement - Examination In Public 2017

On behalf of Persimmon Homes & Charles Church

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On behalf of Persimmon Homes & Charles Church – 30th January 2017

Introduction

This representation has been submitted to influence the submitted Gedling Local Plan – (GLP) proposed by Gedling Borough Council (GBC), published for public consultation in the period 23rd May 2016 to 4th July 2016 and submitted for Publication on 14th October 2016. Our comments relate to our land interests at Calverton, known as the Park Road (H16) site. The site is well known to GBC and has been the subject of a previous Masterplanning exercise as part of the emerging Neighbourhood Plan for the village.

These representations refer to specific proposed policies and/or supporting text contained within the document. Where appropriate the referencing will follow that in the GLP and should be read in conjunction with previous representations made to earlier iterations of the Plan.

Specific Representations

Matter 8 – Housing Allocations in key settlements for growth:

Issue 8d, Calverton

Questions 13-14 ask (inter alia) whether the proposed housing allocation numbers within Calverton are appropriate? [*Policy LPD66*].

It is considered that the significant reduction in proposed allocation numbers (from 1055 to 740) may not provide sufficient flexibility for future growth when Calverton's identification as the most sustainable of the Key Settlements is taken into account. An increased allocation for the H16 site would avoid reliance on all allocations in and adjacent to the urban area being delivered; and would provide greater flexibility in the Plan whilst ensuring that the minimum housing requirements are met.

Question 17 asks whether the proposed allocations to the south of Calverton should be removed in favour of a single strategic allocation to the north west, having regard to the emerging Neighbourhood Plan?

The emerging Neighbourhood Plan is clear in its aim to safeguard all land south of Main Street from large scale future development. The Local Plan proposals are therefore at odds with the aspirations of the Parish Council and the emerging NP. In particular, the extensive public consultation previously undertaken for the Masterplanning exercise revealed a strong preference for a single development site (H16). The Parish Council undertook further public consultation in March 2016 which revealed this position had not changed. Most recently (November 2016) a public engagement event undertaken by Persimmon supported the view that development of the single H16 site is preferable to development south of Main Street.

Issue 8e, Main Street (H15) [Policy LPD66]

Questions 18-24 ask (inter alia) about the appropriateness of the Main Street allocation (H15) **[Policy LPD66]**.

One of the critical objectives of the emerging NP is to preserve the character of Calverton, with a particular focus on the 'gateway' areas to the village. The Main Street allocation is one of these sensitive areas and it is considered that development in this location would diminish the significance of such and lead to a significant visual impact, particularly given the high landscape values attributed to the land south of Main Street.

There is strong public concern that the development of the Main Street site will follow a similar pattern to that of the existing Dark Lane site, where the rate of construction is extremely low and causes protracted disruption to nearby residents and the life of the village in general. It is suspected that the developer of the Dark Lane site is also behind the Main Street site and this raises concerns over deliverability as well as the compounding of disruption to the village.

Issue 8f, Park Road (H16) [Policy LPD66]

Questions 25-32 ask (inter alia) about the appropriateness of the Park Road allocation (H16) ***[Policy LPD66]***.

The Parish Council and a significant number of residents of Calverton share the opinion that the development of the single Park Road site is preferable to smaller individual schemes elsewhere, particularly to the south of Main Street, which is reflected in the aims of the emerging NP. One of the key strengths of the Park Lane site is its suitability to accommodate the scale of housing proposed for Calverton within a defensible area close to existing services such as schools, recreation grounds, medical facilities and community hubs. The ability of the site to deliver a comprehensive concentration of new housing that aligns well with the existing settlement will reduce the potential impact of new development on Calverton as a whole, whilst allowing further expansion to meet future housing needs. In particular, the site benefits from good transport connections and is not constrained by the more landscape and visually sensitive areas to the south of Main Street. A single site development will also offer a more focused suite of environmental and community benefits to existing and future residents of Calverton.

The Park Road site is deliverable in the short term and this is reflected in the planning application currently under preparation by Persimmon Homes. Extensive pre-application engagement has been undertaken with GBC, the Parish Council, the NP group and local residents and a recent public consultation event enjoyed the attendance of more than 100 local people to discuss the development proposals for the site. Detailed assessments and surveys have been undertaken to support a planning application (transport, ecology, landscape & visual impact, air quality, noise, flood risk etc) and no significant constraints have been found with the site. An appropriate planning application is to be submitted as soon as possible following the Inspector's reporting on the EIP.

It is considered that the Park Road site should be extended to the north, to include a larger comprehensive allocation of new homes in preference to development to the south of Main Street. As stated above and explained within our representations to Matter 4, this will have less environmental impact and is more appropriately aligned to the existing settlement and services. In

particular, one comprehensive development will deliver greater and more focused benefits to existing and future residents, whilst minimising any disruption. Such a change would also be consistent with the emerging NP and most importantly, the preferences of the Parish Council and many local residents.

It is requested that modifications to the Plan are made in line with the comments above.

Such changes will provide for greater flexibility that could bring forward a more robust allocation without affecting the overall environmental impact of the site setting. Additionally, the potential residential yield of the larger site coming forward could negate the need for other, less appropriate site allocations within Calverton. It is entirely possible that an expanded development at Park Road would be a more logical and comprehensive position that would provide wider benefits to existing residents as well as future residents.

This representation should be considered alongside that made previously for Matter 4 – Green Belt which interrelates with this Matter; and in support of initial representations made on the site allocation and other allocations within Calverton (*GBC ref. lpd_pub_b/8*).