

Representations  
Gedling Local Planning Document  
Part 2 Local Plan – Publication Version  
October 2016  
Hearing Position Statement  
Examination In Public 2017

Issues  
8d Calverton,  
8f Park Road

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BY  
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### **Issue 8d: Calverton**

**Q13.** Does the amount of housing allocated in Calverton accord with the ACS?  
[Policy LPD 66]

No, the Plan is unsound as it does not provide adequate housing sites within the Calverton area to meet the Adopted Core Strategy (ACS) requirements. The ACS identified a need for 1055 dwellings within Calverton. However, currently only 740 dwellings are proposed by the Plan, an under-provision of 315 units or only 70% of what had been agreed as a minimum target.

The requirements for Calverton were agreed following a full Local Plan Inquiry and was subject to full scrutiny. It is considered that in order for the Local Plan to be sound, it must at least provide for the figure agreed in the ACS.

According to the Council, the objective of the Plan is to deliver high quality new housing, to manage an increase in the supply of housing, to ensure local and regional housing needs are met, brownfield opportunities are maximised, and regeneration aims are delivered. These objectives are fully supported and the key aim should be to provide for the full housing needs for the settlements as required within the Core Strategy.

**Q14.** Is there a need to provide additional homes in Calverton? Are sufficient sites allocated for housing in the settlement?

The first part of this question relates to the above and the conclusion that insufficient sites are provided for within Calverton based on the ACS. However, the question is not only one of absolute numbers, but also the potential to see sites released quickly and easily.

In view of the overall undersupply, it is even more important to ensure that all sites are easily released and are quickly able to support the housing requirements within the Borough.

It is noted that the three sites are:

- H14 - Dark Lane - 70 homes
- H15 - Main Street – 75 homes
- H16 - Park Road – 390 homes ;

Each of these sites need to identify how quickly they can be brought to market and start to deliver much needed housing. Generally all three sites will require significant infrastructure provision and generally it may be some years before delivery commences. However, our clients site,(part of H16 Park Road), opposite the existing housing at North Green does provide an opportunity for early delivery. As part of a former car park it already has a suitable vehicular access and can provide for 21 units to be quickly delivered whilst the larger master-planning of the site, alongside complex planning applications can provide for longer term delivery.

**Q15.** Why has Calverton received the largest reduction from the figures in the ACS despite it being identified as the most sustainable of the Key Settlements?

This is a matter for the Council

**Q16.** Has sufficient assessment of the impact of the proposed development sites on the three Scheduled Ancient Monuments in Calverton been carried out?

This is a matter for the Council

**Q17.** Having regard to the emerging Neighbourhood Plan for Calverton, should allocations to the south of the settlement be removed and a single strategic site allocated in the north west of Calverton?

We would congratulate the Parish Council on their positive approach to planning and their accomplishment at bringing forward a Neighbourhood Plan. However, I do believe that it is important that an important area such as Calverton has a variety of developable sites available in terms of size and location in order to attract as wide a market of developers and House builders as possible.

Whilst we support the allocation of a strategic site, on reflection we can see a concern that relying on one very large site raises a general concern over the ability of the village to deliver the housing needed in the short term as there would be significant infrastructure costs and accessibility issues for a single site in order to get land away. However, our clients site, to the north of North Green could be quickly and easily released for small builders and other parts of the site could quickly be made accessible.

Dependent on the Inspectors conclusions in relation to Q 13 & 14, there is obviously the possibility that the North West strategic site should be allocated as well as the sites to the south of the Village to ensure that overall Calverton can provide for the Housing required in the ACS.

***Issue 8e: Main Street (H15) [Policy LPD 66] –***

**No Comments**

Q18. To Q 24.

***Issue 8f: Park Road (H16) [Policy LPD 66]***

**Q25.** Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

Calverton is a sustainable village that has a range of key facilities and local services. At a strategic level, the general suitability and sustainability of this location for housing growth has already been established through the ACS which identified a need for the allocation of 1055 homes at Calverton. The requirement of the Local plan is to find within this area the most appropriate locations for that quantum of housing.

It is important to also note that this site is the only land which both the Borough and the Parish Council's, through their Local and Neighbourhood Plans, consider is justified and appropriate in terms of the likely impacts of development.

Moreover, in terms of considering the localism agenda, it is highly relevant that the Parish Council consider that the area is suitable for a significant, additional amount of development, in excess of what the Borough Council have provided for in this area.

We support the Council's site selection process which has taken into account impact on heritage and landscape and sought to avoid development in such sensitive locations. The approach taken to site selection ensures that new housing development is focused on locations accessible to jobs, services and facilities.

Q26. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed?
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

In relation to this question we would seek only to answer on behalf of our client and their site, although clearly the Council and others will promote the advantages of the wider land ownership.

My client are owners and occupiers of 1.2 acres of land off North Green which is located within the proposed allocation and can confirm that it is available for residential development.

Their site is situated to the north west of Calverton, to the north of North Green at its junction with Hollinwood Lane. Vehicular access to the site is likely to be formed via a newly formed access point off North Green which will provide a private shared driveway into the development..

The site consists of an area of hard standing which has been utilised for a number of purposes over the recent years and formally consisted of a car park which served the Calverton Colliery. More recently the site has been utilised by Gedling Homes for portable office and storage facilities and was subject to a number of temporary planning consents to utilise the site for such. The site has now been cleared of any temporary structures although retains its concrete surface.

In terms of deliverability, our client has already had a Phase 1 Ground investigation completed which whilst identifying potential contaminants, has not indicated any potential show stoppers. As part of the work already undertaken to provide for a future planning application, it is recognised that a Phase II intrusive investigation should be carried out. In this regards, following an assessment of the Phase I Report, it is considered that appropriate conditions can be attached to any subsequent approval, which would provide for any required remediation and mitigation that may be found necessary as part of a Phase II Report.

My client is fully committed to seeking planning permission at the earliest available opportunity and then bringing the site forward.

Q27. Has full consideration been given to potential mining subsidence when allocating this site for housing development?

Given the historic nature of our clients site and the nature of the development proposed it is not considered that there are any land stability issues in regard to the site that cannot be overcome.

Q28. Would the scale of development be appropriate?

My client is looking to bring forward a small development of 21 bungalows adjacent to the existing residential development in this area, which is considered to be reasonable and appropriate. It is also considered that the much wider developments proposed by both the Local Plan and the Neighbourhood Plan are reasonable and appropriate given the ACS requirement for Housing in this area.

Q29. Would this site deliver the allocated number of homes during the Plan period, particularly given the multiple landowners involved?

In relation to our clients site alone, it is likely that the development will be completed within the next 4 years, as it is easily accessible and developable as part of the much larger site or on its own.

Q30. Should this site be extended to the north to include around 650 homes, in preference to the development to the south of Main Street (H15)?

*I would refer to the points raised at Q13 & 14 above.*

Q31. Are there any constraints to the development of this site?

There are constraints in relation to all sites. However, in relation to our clients site, the main constraint regards potential contamination and that has already been subject to a Phase 1 study and recognition of potential conditions that may need to be applied. We are unable to comment in relation to the wider site area.

Q32. 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?

In relation to our clients site, whilst we would be happy to support a partnership approach, it is not considered relevant or necessary in relation to their site.