

# **Gedling Local Planning Document (Part 2 Local Plan): Examination**

Hearing Position Statement in relation to  
Matter 8: Housing Allocations in Key  
Settlements for Growth

Submitted on behalf of Northern Trust  
Company Ltd (Representor Number:  
9151009) in respect of Land at Flatts Lane,  
Calverton

February 2017

## Issue 8d: Calverton

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

- 1.1 As set out in detail in our Hearing Position Statement in respect of Matters 3, Northern Trust maintains that insufficient sites have been allocated within the Calverton to ensure that the minimum housing requirement set out at Policy 2 of the Greater Nottingham Aligned Core Strategies (ACS) is achieved.
- 1.2 In summary, national planning policy requires LPAs to allocate sufficient sites to ensure that development needs are met, with sufficient flexibility to adapt to changes in the market.
- 1.3 The level of housing proposed in Calverton in the LPD fails to respond to this requirement and is, therefore, not consistent with national policy, not positively prepared and will not be effective in delivering the level of housing required in Calverton.
- 1.4 Northern Trust maintains that the amount of housing allocated in Calverton fails to accord with the Spatial Strategy and Policy 2 of the ACS.

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

- 1.5 As noted in our response to Q13 above, Northern Trust maintains that insufficient sites have been identified within Calverton in order to meet identified needs and to ensure that the minimum housing requirement within the ACS is achieved.
- 1.6 As a result, additional development should be directed to Calverton as part of the overall increase required across the Borough (see our Hearing Position Statements in respect of Matters 3 and 5), for the following reasons:
  - Calverton is a suitable location for new housing growth as it provides *“a good range of facilities compared to other similar sized settlements”*<sup>1</sup>.
  - The settlement is a legacy of its coal mining past; the regeneration of which is *“ongoing and remains a priority for the Borough”*<sup>2</sup>. Further housing provision in the settlement will help to sustain local services and facilities, and fund improvements to existing infrastructure, if necessary.
  - The settlement has the highest proportion of residents who are unable to afford rent in the Borough. As a result, there is a need for 81 (net) additional affordable homes in Calverton over the plan period<sup>3</sup>. Such a level of affordable housing is

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<sup>1</sup> Paragraph 5.2, Gedling Local Planning Document Publication Draft (Gedling Borough Council, May 2016) [LPD/REG/02]

<sup>2</sup> Paragraph 2.85, Greater Nottingham Aligned Core Strategies – Part 1 Local Plan (September 2014) [LPD/REG/01]

<sup>3</sup> Paragraph 4.3, Local Housing Need (Gedling Borough Council, May 2016) [LPD/GRO/04]

unlikely to be provided as a result of the development of those sites currently proposed to be allocated.

- 1.7 Northern Trust maintains that more housing development should be attributed to the Key Settlements for Growth; as detailed in our Hearing Position Statements in respect of Matters 3, 4 and 5. Calverton should be the focus for additional development in the Key Settlements and further land should be allocated for development in the LPD. Such an approach would reflect the sustainability of the settlement, its ability to accommodate housing growth and the level of need and is supported by the emerging neighbourhood plan<sup>4</sup>.
- 1.8 GBC has already acknowledged through the LPD process that the Flatts Lane site is suitable for residential development and advocates its release from the Green Belt and allocation as safeguarded land to meet development needs beyond the current plan period. In light of the comments above, Northern Trust maintains that Land at Flatts Lane should be allocated for housing development within the current plan period.

**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?**

- 1.9 GBC has not provided sufficient evidence to justify the extent of 'under provision' of housing in Calverton or the Key Settlements more generally. Nor does it address the adverse implications that would arise from not meeting local needs and whether sustainable development would be achieved. Instead, GBC simply contends that such an approach is acceptable given the scope to provide additional development within the Urban Area.
- 1.10 The adjustments made to the distribution relative to that assumed in the ACS are not therefore justified and the proposed housing distribution towards Calverton is not consistent with the ACS.

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

- 1.11 Northern Trust maintains that the assessment of the impact of the area of Safeguarded Land that is proposed at Oxtan Road / Flatts Lane in Calverton on the Scheduled Ancient Monuments (SAM) has been sufficient.
- 1.12 It is noted that the site is located some distance from two of the SAM in Calverton. In particular, the Fox Wood earthworks<sup>5</sup> are located approximately 1.5km to the south whilst Cockpit Hill, Ramsdale Park<sup>6</sup> is located c. 1.9 km to the south west. Both of these SAM are located to the south of Calverton; beyond existing areas of housing and the historic centre of the settlement. Given the distance and extent of intervening built

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<sup>4</sup> EX/36

<sup>5</sup> List entry number 1006398

<sup>6</sup> List entry number 1006397

development, the residential development of the Flatts Lane site is unlikely to result in adverse impacts on these two Monuments.

- 1.13 The two Roman camps 350m north east of Lodge Farm<sup>7</sup> are, however, located to the north of Calverton and within proximity of the Oxton Road / Flatts Lane site albeit separated by road, buildings and open land / woodland. The impact of future development on the Oxton Road / Flatts Lane site on the SAM has been considered by GBC<sup>8</sup>. In particular, the evidence base indicates that the various parcels that comprise the Oxton Road / Flatts Lane would not affect any Scheduled Ancient Monument.

**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?**

- 1.14 Calverton Parish Council (CPC) is preparing a Neighbourhood Plan which will, once made, set out the vision, objectives and policies *“to ensure that Parish of Calverton maintains its uniqueness over the period 2016 to 2028”*<sup>9</sup>. The Submission version of the Calverton Neighbourhood Plan (CNP) is currently subject to consultation until 3 March 2017.
- 1.15 The CNP makes clear that it does not seek to allocate any housing or employment sites in Calverton; instead, these are to be allocated in the LPD following a site selection process<sup>10</sup>.
- 1.16 The Oxton Road / Flatts Lane site is identified in the CNP as the ‘North West Quadrant Urban Extension’, which also includes the Park Road site that is proposed for allocation in the LPD (site ref. H16). The North West Quadrant Urban Extension is identified in the CNP as the *“main location for growth”* in Calverton<sup>11</sup>, and seeks to resist any proposals for development on parts of the site which could restrict or prejudice the development of the remainder of the site<sup>12</sup>.
- 1.17 However, the other two sites in Calverton that are proposed to be allocated in the LPD<sup>13</sup> are not identified on the Proposals Map for the CNP. Both of those sites are located to the south of Calverton, which is *“considered by local residents to be particularly special to the overall setting of Calverton”*<sup>14</sup>. That finding reflects the opinions expressed during

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<sup>7</sup> List entry number 1018264

<sup>8</sup> Impact of Possible Development Sites on Heritage Assets in Gedling Borough Council (to inform the preparation of the Local Planning Document) (Tony Player, October 2015) [LPD/HIS/01]

<sup>9</sup> Foreword, Calverton Neighbourhood Plan: Submission Plan (Calverton Parish Council, November 2016) [EX/36]

<sup>10</sup> Paragraph 2.4, Calverton Neighbourhood Plan: Submission Plan (Calverton Parish Council, November 2016) [EX/36]

<sup>11</sup> Paragraphs 2.8 – 2.9, Calverton Neighbourhood Plan: Submission Plan (Calverton Parish Council, November 2016) [EX/36]

<sup>12</sup> Policy G1, Calverton Neighbourhood Plan: Submission Plan (Calverton Parish Council, November 2016) [EX/36]

<sup>13</sup> Dark Lane (H14) and Main Street (H15)

<sup>14</sup> Paragraph 21.7, Calverton Neighbourhood Plan: Submission Plan (Calverton Parish Council, November 2016) [EX/36]

GBC's masterplanning exercise in 2014, where there was *"an overwhelming preference [89.8%] for housing to the north west of the village rather than in any other location"*<sup>15</sup>.

- 1.18 As Northern Trust has expressed in previous representations, there is clear local support for Calverton to growth towards the north west. In the circumstances, Northern Trust maintains that land to the north west of the settlement should be allocated for development within the plan period of the LPD, in favour of land to the south of the settlement if necessary.

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<sup>15</sup> Table 2.2, Masterplanning for Key Settlements: Final Report – Calverton (URS, April 2014) [LPD/GRO/02]

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