

STONE PLANNING SERVICES LIMITED

Gedling Local Plan Document Examination Matters 8g & 8h Longdale Lane B (H18) Ravenshead

JANUARY 2017

These comments are made on behalf of Aldergate Properties Limited the owner of Site H18
Issue 8g: Ravenshead

Q33. Has sufficient land been allocated in Ravenshead? Does it accord with the ACS?
[Policy LPD 67]

The Aligned Core Strategy indicated the provision of "up to" 330 properties in Ravenshead. Ravenshead is a Key Settlement enjoying a range of facilities. The Local Planning Document 2016 reduces this by a very significant amount to 130 dwellings until 2028.

Issue 8h: Longdale Lane A (H17), Longdale Lane B (H18) and Longdale Lane C (H19) [Policy LPD 67]

Our client Aldergate Properties Limited owns Site H18 - Longdale B and Trumpers Wood that lies immediately to the west

Q33. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

An outline planning application (2014/0273) for residential development was submitted to the Council in March 2014. That has been the subject of robust assessment and save for the issue of green belt release all matters are resolved with the Council. The impacts of development have been considered in that assessment.

Q34. Is the proposed allocation deliverable? In particular, is it:

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

a. The site is available for residential purposes. A planning application was submitted on 3rd March 2014. (2014/0273). There is a clear commitment to develop the site for housing by the owner.

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

b. The submitted planning application, whilst in outline, provides an indication of the point of access. The access is onto Longdale Lane at a midpoint of the site frontage. It would be constructed to the 6c's standard. The illustrative master plan submitted with the planning application shows visibility splays of 2.4m x 45m which are appropriate for this 30mph road.

A footpath will be provided along the Longdale Lane frontage

There is no objection to the proposal from the Highway Authority

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

The Council has confirmed that all technical matters with regard the submitted planning application have been resolved.

Our client notes the need for a contribution to education provision , affordable houses and the potential for a contribution to Primary Health Care.

The site is deliverable . It is available now, suitable and viable.

Q35. Has full consideration been given to the cumulative impact of this development and past infilling in the settlement?

The Aligned Core Strategy (2014) indicated a potential quantum of 330 dwellings in the Key Settlement of Ravenshead, the Local Plan Document now reduces that to 130 dwellings. This is a modest expansion of this Key Settlement. The Council has identified constraints to expansion to the west of the A60 and north of Main Road. The direction of growth has been the subject of robust assessment.

Furthermore the URS Report - Gedling Master planning for Key Settlements - Ravenshead (Doc LPD/GRO/03), which involved extensive community involvement, concluded that the direction for growth in Ravenshead should be southwards along Longdale Lane.

Kighill Lane provides a southern physical barrier to further development.

Q36. Has full consideration been given to the impact of this development on the nature conservation, open space and local services and facilities?

Part of the site is covered by a Site of Importance for Nature Conservation in (SINC) the adopted Gedling Borough Replacement Local Plan 2005 (Policy ENV36) The proposal will make provision to enhance Trumpers Wood which lies immediately to the west of the developable area. In addition there will be enhancement to an area in the south east corner of the site.

A Management Plan for both the Trumpers Wood and the "Bio Diversity Park" area in the south east will be agreed with the Council.

Overall there will be bio diversity enhancement.

Ravenshead is a Key Settlement with a good range of everyday facilities. No issues have been raised by the Council

Q37. Would the homes on these allocated sites be developed during the Plan period? What evidence is there to support this?

Site H18 will accommodate circa 30 dwellings. There are no financial, legal or technical impediments to early delivery. The site is available now. Our clients have been eager for an early planning decision so the site can come forward to assist in housing delivery in the short term. The planning application was submitted in March 2014 and all technical matters are resolved.

Once outline planning permission is issued it is intended to commence work on an application for Reserved Matters and condition compliance without delay.

Q38. Are there any constraints to the development of these sites?

There are no development constraints with regard to Site H18.