



Calverton Neighbourhood Plan 2016-2028

Calverton Neighbourhood Plan - Independent Examination

Statement of Common Ground

Calverton Parish Council (CPC)
Gedling Borough Council (GBC)
Nottinghamshire County Council (NCC)

Background

Calverton Parish Council (CPC) as the Neighbourhood Plan qualifying body met with Gedling Borough Council (GBC) as the Local Planning Authority and Nottinghamshire County Council (NCC) as the Highway Authority on Monday 24th April 2016. The purpose, at the request of the Independent Examiner, was to seek to produce a statement of common ground.

All parties agreed that the main areas of dispute between the parties relates to:

- Policy G1 (Comprehensive Development)
- Policy BE1 (Design and Landscaping)
- Policy NE4 (Setting of Calverton)

Other comments made by GBC and/or NCC relate to a handful of issues, all parties agree that these differences are not substantive:

- Park Road Paragraph 2.8 (Highways)
- Park Road Paragraph 2.9 (Masterplan)
- Policy G2 (Developer Contributions)
- Policy G3 (Village Centre)
- Paragraph 5.6 (Employment)
- Policy G5 (Housing Mix)
- Paragraph 15.6 (Open Space)
- Paragraph 16.7 (Heritage)
- Policies Map

Following discussions, CPC, GBC and NCC have agreed a number of proposed modifications to recommend to the Independent Examiner for his consideration. These are set out under the following three headings:

1. Factual Update Changes
2. Minor Changes
3. Substantive Changes

Following discussions GBC and NCC agree that the recommended eleven modifications set out below would address their respective comments on the relevant Policies and text of the Calverton Neighbourhood Plan. As such all parties agree to recommend these modifications to the Independent Examiner for his consideration.

Following discussions the parties are unable to agree any common ground regarding Policy NE4 and the Southern Ridge Area notation. This relates to wider areas of dispute between CPC and GBC regarding the ongoing Gedling LPD Examination.

Factual Update Changes

All parties agree that since Submission NCC have completed the Oxton Road and Flatts Lane road safety improvement scheme. As such it is no longer an infrastructure project necessary to be secured through developer contributions.

As such we would recommend two **modifications** as follows:

Modification 1

“2.8 Based on the ‘North-West Quadrant Urban Extension’ being the main location for growth, the Parish Council will seek to ensure that ~~developer contributions are sought for a safety improvement scheme at the junction of Oxton Road and Flatts Lane. Any~~ re-connection of Hollinwood Lane to Oxton Road should be avoided, and no vehicular through link to North Green should be created.”

Modification 2

“Policy G2 - Developer Contributions

Developer Contributions in the form of a Planning Obligation where appropriate will be sought to ensure that infrastructure provision within Calverton can accommodate the impact of new development. Developer Contributions will be sought towards:

- Education provision (nursery, primary, secondary, 16-18)
- Primary GP healthcare provision
- Village centre environmental improvements
- ~~Safety improvement scheme at the junction of Oxton Road and Flatts Lane~~”

Minor Changes

All parties agree that the following minor wording changes would address our minor differences and recommend four **modifications** as follows:

Modification 3

All parties agree that the emerging evidence base of the Gedling LPD supports a marketing period of 12 months for demonstrating that an employment use is no longer required. This evidence base is uncontested. As such if the Examiner considers that a **modification** is required then we would suggest the following to paragraph 5.6:

“Paragraph 5.6

Where an applicant contends that the site is no longer needed for employment use, they will be expected to demonstrate that the site has been marketed for employment use for a continuous period of at least ~~six~~ twelve months and at a fair market price reflecting the employment use.”

Modification 4

As policy G5 already utilises a threshold of ‘major development’ elsewhere within the policy, as do other policies, if the Examiner considers that a **modification** is required then we would suggest the following:

“Policy G5 Housing Mix

...Planning permission will be granted for developments which provide bungalow and other types of accommodation for elderly and disabled people as part of the above provision. Proposals for for

major development that do not include a mix of dwelling sizes and tenures and accommodation suitable for elderly and disabled people will be refused...”

Modification 5

It is noted that the definition of the term ‘major development’ was omitted during re-drafting of various policies, as such it is recommended that a **modification** is required to add it to the glossary as follows:

“Major development - means (a) housing development involving 10 or more dwellings or having an area of 0.5 hectares or more where the number of dwellings is unknown; or (b) any development involving the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (c) any development carried out on a site having an area of 1 hectare or more.”

Modification 6

The Village Centre boundary contains a drafting error and as such should be rectified. If the Examiner considers that a **modification** is required then we would suggest the following:

“The Village Centre boundary on the Policies Map be amended to exclude the property 30 Main Street and associated curtilage.”

Substantive Changes

All parties agree the following wording changes in relation to disputed positions regarding Policy G1 (Comprehensive Development); and Policy BE1 (Design and Landscaping). We therefore recommend five **modifications** as follows:

Modification 7

Following discussions it became clear that the parties were interpreting the wording of this policy differently, as such the following wording alterations should allow for any misinterpretation to be avoided:

“Policy G1 Comprehensive Development

Proposals for residential development in the ‘North-West Quadrant Urban Extension’ will only be permitted where it is accompanied by an overall masterplan illustrating the following aspects:

- A high quality residential environment
- Highway access links including to/from the existing village road network and the feasibility of links to/from the ~~B6356~~ B6386 Oxton Road
- Off-site highway improvements
- Footpath and Cycle links into the village
- Provision of open space and structural landscaping
- The inter-relationship and open frontages between new development and North Green and Park Road
- The inter-relationship between new development and the Community Hall & Sports Pavilion and William Lee Memorial Park
- Housing mix, including starter homes, affordable housing and housing for the elderly
- Ecological corridors
- Health Impact Assessment”

Modification 8

To add clarity as to which Policy each notation on the Policies Map actually refers to it is recommended that the following Policy numbers are added to the key on the Policies Map:

- North West Quadrant Urban Extension (Policy G1)

- Existing Employment Areas (Policy G4)
- Education Sites (Policy ISF6)
- Allotments (Policy ISF8)
- Local Green Space (Policy NE1)
- Open Space (Policy NE2)
- Land Safeguarded for Community Facilities (Policy ISF5)
- Village Centre (Policy G3)
- Southern Ridge Area (Policy NE4)
- Conservation Area (Policy BE5)
- Retain Open Frontage (Policy G1)

Modification 9

To add clarity as to the purpose of the Retain Open Frontage' notation on the Policies Map and to help explain the relevant bullet point in Policy G1 the following text is recommended to be added to paragraph 2.7.

“Paragraph 2.7

Land along the western edge of the housing area should be retained as an open space landscape buffer in order to protect occupants of the new housing from the negative visual and acoustic impacts of the lorry park. This will also protect the amenity and setting of existing properties on North Green. Land adjacent to North Green and along Park Road are identified on the Policies Map as open frontages to be retained. North Green is an atypical area of housing that has always had a distinctly rural character relative to the principal built-up area of Calverton. In terms of Park Road the principal purpose is to ensure that the existing roadside hedging and trees are retained as far as possible. This notation is not intended to prevent highway access and other pedestrian/cycle linkages being created to Park Road.

Modification 10

To add further clarity and to avoid confusion the references to the Retain Open Frontage' notation on the Policies Map should only be contained within Policy G1 and its associated text and not within Policy NE4 which is primarily for a different purpose, i.e. relating to the overall setting of Calverton. The following text is recommended to be deleted in Policy NE4 and associated text:

“Policy NE4 Setting of Calverton

~~Mitigation measures to protect the immediate settings of established residential areas within Calverton should be put in place using landscape buffer zones. Substantial landscape buffer zones should be used to preserve the relatively isolated, rural character of North Green and to protect the views from residential properties on Park Road.”~~

“Paragraphs 21.15 and 21.16

~~Current residents of Park Road have expressed a strong desire to maintain their current rural outlook; it would be desirable to achieve this through the use of a landscape buffer that incorporates characteristic elements of Calverton's uncultivated natural environment, with the planting of a substantial area of native trees~~

~~North Green is an atypical area of housing that has always had a distinctly rural character relative to the principal built up area of Calverton. It is a requirement of this plan that a substantial, natural landscape buffer should protect the North Green area from the impact of any future development.”~~

Modification 11

Following discussions it became clear that the parties were interpreting the wording of Policy BE1 differently, as such the following wording alterations should allow for any misinterpretation to be avoided:

“Policy BE1 Design and Landscaping

...(d) ~~Buffer zones~~ Areas between new and existing development should include adequate landscaping ~~and physical separation~~ to maintain identity...

End