

Gedling Borough Council

Calverton Neighbourhood Plan Post Hearing Response: Proposed Open Space at 'Land West of Renals Way'.

(02/08/2017)

1. The Examiner of the Calverton Neighbourhood Plan has requested that the Borough Council provides comments on the post-hearing submission provided by Langridge Homes dated 24th July 2017. The issue for consideration is whether or not the proposed Open Space designation at 'Land West of Renals Way' is appropriate given the planning permissions that the proposed Open Space overlaps. This is to be considered and determined by the independent Examiner.
2. This letter sets out the Borough Council's position in response to comments made by Langridge Homes. The Borough Council has not previously raised objection to the proposed Open Space. Langridge Homes have set out their submission as two separate matters, which have been used to format this response.

Matter A – The triangle of land at the immediate end of Renals Way

3. It is the view of the Development Management section of the Borough Council's Planning Department that planning permission reference 5/15/913 remains extant. However, it is noted that the site is affected by two Group Tree Protection Orders (TPO's) and is crossed by two public footpaths.
4. With regards to the Footpath 40 issue indicated by Langridge Homes, and additionally that two designated Group TPO's are located at the end of Renals Way (see Appendix 1), it is the view of Development Management that it could be possible for two of the four approved dwellings (specifically plots 85 and 86) on extant planning permission reference 5/15/913 to be implemented. This possibility is provided that (1) Langridge Homes can resolve the Footpath 40 issue and (2) development is achieved without damaging any of the trees within the two Group TPO's.

Matter B – The land running North to South along the East side of H14

5. The Borough Council has previously made comments that the proposed Open Space that is the subject of Matter B reflects planning permission reference 2012/1503, as illustrated in drawing OSRW6 provided by Langridge Homes. This plan can be compared against the close-up inset of the relevant area of the Calverton Neighbourhood Plan Policies Map (with Examiner's additions) included as Appendix 2 of this letter.
6. The Borough Council has no objection to the proposed Open Space if this is intended solely to reflect the open space included in planning permission reference 2012/1503. The Borough Council would support and facilitate neatening of this boundary if considered necessary. Alternatively, if this is not practical, reference could be made in the supporting text of Policy NE2 (Open Space) to specify that this designation intends only to reflect the planning permission on the site.
7. If Calverton Parish indicate that the proposed section of Open Space that is the subject of Matter B is intentionally included to exceed the open space boundary granted in the planning permission, this would be a material change to what had previously been understood. If this is the case, the Borough Council would object to the proposed Open Space on the basis that it would conflict with the planning permission on the site.

Appendix 2: Close-up of the 'Land West of Renals Way' proposed Open Space designation as drawn on the Calverton Neighbourhood Plan Policies Map (with Examiners Additions).

