



## **Report to Cabinet**

**Subject:** Gedling Colliery and Chase Farm site – Development Brief

**Date:** 5<sup>th</sup> June 2008

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## **Introduction**

1. The purpose of this paper is to seek Cabinet approval for the Gedling Colliery Development Brief.

## **Background to the Gedling Colliery and Chase Farm Site**

2. The Gedling Borough Replacement Local Plan (adopted 12<sup>th</sup> July 2005) allocates land at Gedling Colliery and Chase Farm for a new housing and employment development. The site, which extends to 38 hectares is allocated for 1120 residential units in total under Policies H2 (Distribution of Residential Development) and H3 (Land at Gedling Colliery and Chase Farm). Policy E1 of the Local Plan allocates 6 hectares for employment generating uses. The development is to be accompanied by the construction of the Gedling Access Road (to link Mapperley Plains and the A612 Burton Road), to be funded by the developer. The Gedling Colliery and Chase Farm site is therefore a key development site in meeting the Council's housing requirements up to and beyond 2011.

## **Gedling Colliery and Chase Farm Development Brief**

3. The preparation of a development brief for the site is required in accordance with the Council's Local Development Scheme (March 2007). The purpose of the brief is to establish development aim and principles and to clarify the planning requirements relating to the site. It sets out the nature of how the site and accompanying access road are to be developed and includes details of what will be required as part of the development scheme.

4. A draft development brief was considered by the Local Development Framework Steering Group in January 2006 and was subsequently the subject of a 4 week consultation exercise. The consultation process is fully described in the Consultation Statement included as Annex 6 to the attached Development Brief. The attached 'Statement of Representations' (**Appendix 1**) sets out a summary of all comments received, the Councils response to each and any proposed change to the development brief. The final version of the Development Brief (**Appendix 2**) takes on board these changes and also incorporates a number of editing and updating changes, such as reference to new documents published since the first draft brief, plus input from CABE (the Commission for Architecture and the Built Environment).
5. The delay between this consultation stage and the preparation of the statement of representations has been due to the need for ongoing discussions with the County Council and East Midlands Development Agency (as the promoters of the site) regarding fundamental issues such as the timing of the construction of the proposed Gedling Access Road.
6. The Statement of Representations and strikethrough version of the Development Brief were considered by the Local Development Framework Steering Group on 30<sup>th</sup> April 2008. The following comments were raised by members and three amendments were made to the Brief in light of the discussions (Officer's responses are in *italics*):-
  - When adopted, would a higher requirement for affordable housing in the Regional Spatial Strategy supercede the Local Plan requirement? (*The adoption of the Regional Spatial Strategy would inform the interim planning guidance note on affordable housing that is being prepared. The wording of the Development Brief allows for the type of affordable provision that is required to be revisited at the time of the planning application in the light of housing needs at that time*).
  - Does the wording of the Development Brief allow developers to submit applications on smaller parcels of land below the threshold for provision of affordable housing, to avoid the need to meet the requirement? (*The Development Brief requires the site to be treated comprehensively and the requirement for affordable housing will be addressed by the Section 106 agreement attached to the outline permission*).
  - The introduction to the Brief should not reiterate the reference in the Local Plan to 700 dwellings coming forward on the site before 2011, as this is now unlikely to be the case.
  - Are the sustainability requirements as tight as possible? (*The wording of the Development Brief reflects the Council's policies on sustainability issues and recommends compliance with more recent documents for which the Council does not yet have a formal policy*).

- The reference to the potential use of the railway line as a footpath in the short term was welcomed. The Brief requires this potential to be explored further with UK Coal as landowner.
- Paragraph 3.15 on page 16 refers to the timing of the construction of the Gedling Access Road in relation to the construction of dwellings. The Development Brief requires that evidence be submitted to support the proposed timescale for the construction of the road. In addition, information on the heads of terms for the Section 106 agreement (which would link the construction of the road to the dwellings) are required in support of the planning application. The County Council as Highways Authority would have an opportunity to comment on the highways implications of the application proposals, including any increase in traffic on Shearing Hill. This information should enable members reach a view on whether the development proposals are acceptable.
- Would access to the new Country Park need to be through the employment allocation? *(No, there would be links directly from the residential areas to the Country Park).*
- Is this a reasonable location for employment use? *(The employment allocation is supported by the Nottingham City Region Employment Land Study (2007)).*
- The Brief refers to the opportunity for the Gedling Colliery Chase Farm site to accommodate a new superstore as referred to in the Greater Nottingham Retail Study (2008). *(No location for this has been discussed at the present time).*
- Could a reference be made in the Development Brief to the need to provide a community centre? *(The Local Plan policy does not include such a requirement, so it is not possible to add this at this time. However, the new primary school could form this function).*
- Could the Gedling Colliery sign currently at the entrance to the site on Arnold Lane be retained and incorporated in the development? *(Brief to be amended to include this requirement).*
- How would flooding issues be addressed? *(There is a requirement that a Flood Risk Assessment be submitted in support of the planning applications).*
- The reference to the Green Belt boundary on paragraph 3.16, page 16, should be amended to clarify that the boundary was altered through the adoption of the Local Plan.

7. The Development Brief is to be adopted as a Supplementary Planning Document as part of the Local Development Framework for Gedling Borough. As such, it will be a significant material consideration to be taken into account by the Borough Council when processing planning applications relating to the site. All respondents will be notified of the adoption and the Statement of Representations. The final version of the Development Brief will then be made available on the Borough Council's website, at the Civic Centre in Arnold, and at appropriate libraries, in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

## **Recommendation**

8. It is recommended that the Gedling Colliery and Chase Farm Development Brief be approved as a Supplementary Planning Document as part of the Local Development Framework for Gedling Borough.