

Gedling Colliery and Chase Farm Development Brief

Statement of Representations

(received from formal consultation undertaken 28/2/06 – 31/3/06)

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (Section 17), a consultation exercise was undertaken for the first draft of the “**Land at Gedling Colliery and Chase Farm Development Brief**”. The site is allocated for mixed development in the Gedling Borough Replacement Local Plan, Policy H3. The preparation of Development Briefs as Supplementary Planning Documents is required by the Gedling Borough Local Development Scheme (LDS) and the Gedling Colliery/Chase Farm Development Brief will form part of the emerging statutory Local Development Framework.

The consultation process is fully described in the Consultation Statement attached as Annex 6 to the draft brief: In accordance with the Regulations, consultation letters were sent to:-

- 71 statutory and non-statutory consultees, including certain “Specific Consultation Bodies” outlined in Planning Policy Statement (PPS) 12 (copies of the draft document sent);
- 165 neighbouring properties, including property owners along, and adjacent to, the proposed Gedling Colliery Access Road linking Mapperley Plains and Burton Road (A612);
- Copies of the draft document were placed at the Civic Centre and the libraries at Arnold, Burton Joyce, Carlton, Gedling and Mapperley.

19 site notices were also placed at various positions near to and around the site (Gedling, Lambley, Mapperley, Mapperley Plains) and a press notice was published in the Nottingham Evening Post (28 February 2006). Various representations (letters and emails) were received from different consultees and neighbouring property owners during the 4-weeks consultation period.

This document provides a summary of the main issues raised and the Borough Council’s response and proposed changes (if applicable).

This “Statement of Representations” is prepared under the Town and Country Planning (Local Development) (England) Regulations 2004, Section 18 (4). Subject to executive approval, the “**Statement of Representations**” and final version of the development brief will be adopted in accordance with the process described in the Statement of Community Involvement Submission Document (January 2006):

[http://www.gedling.gov.uk/draft_sci - submission doc jan 06.pdf](http://www.gedling.gov.uk/draft_sci_-_submission_doc_jan_06.pdf).

SECTION 1: CONSULTEES

SUMMARY OF REPRESENTATIONS, BOROUGH COUNCIL'S RESPONSE AND PROPOSED CHANGES

Preliminary Comments (November 2005 – February 2006)

Date Received	Respondent Details	Summary of Representations	Borough Council's Response	Proposed Modification
9 Jan 2006 (email)	Gedling Borough Council, Housing Services	Correct reference to 'draft' Interim Planning Guidance – this was adopted April 2005.	Accept editing change, referring to adopted Interim Planning Guidance document.	P10 – “Affordable Housing” – replace 2 nd sentence with: “Further guidelines are contained in GBC's Interim Planning Guidance Affordable Housing, adopted 7 April 2005.”
12 Jan 2006 (email)	Gedling Borough Council, Environmental Protection Manager	Proposed additional text – <ul style="list-style-type: none"> • Section 3, P9 – Reference to Local Plan Policy H16, PPS1 and document, “Safer Places – the Planning System and Crime Prevention”, setting out seven attributes of sustainable communities; • Section 3, P11 – Contaminated land at Lambley Lane, Gedling Colliery and disused railway cuttings. 	Accept editing change, additional text inserted into document prior to meeting of Planning Policy Steering Group, 16 January 2006.	Section 3, P9/ P11 – Additional text inserted, as agreed between Planning Policy section and Environmental Protection Manager.

Formal Consultation Stage (28 February – 31 March 2006)

Date Received	Respondent Details	Summary of Representations	Borough Council's Response	Proposed Modification
24 Feb 2006 (email/letter)	Longhurst Housing Group	P10 – Affordable Housing – revise text of section, to provide further details about 21-bed quick access hostel for single people and couples who are homeless and in need of support and 8 units of housing for people moving on from the hostel, in the form of self-contained flats.	Reject. The proposed text is overly prescriptive and insufficiently flexible to allow for the inevitable ongoing changes in housing need. However, it is intended to update the reference to affordable housing on page 10 to accord with the latest comments of the Council's Strategy and Enabling Officer (see below).	See below.

<p>28 Feb 2006 (email)</p>	<p>Gedling PCT</p>	<p>Note need for appropriate health provision. Might be helpful to expand along previous PCT comments.</p>	<p>Accept in part. It is unnecessary to go into the level of detail supplied in PCT's S106 comments, as the PCT's requirements may alter in the time it takes for the site to come forward. Instead, add text to the end of this reference on P13 to read 'the provision of the new health centre will require agreement with the Primary Care Trust.'</p>	<p>Add new text to page 13.</p>
----------------------------	--------------------	--	---	---------------------------------

<p>8 Mar 2006</p>	<p>Central Networks Ltd</p>	<p>No objection made but a number of comments raised:-</p> <p>Existing electricity sub-station adj Scotgrave Farm –</p> <ul style="list-style-type: none"> • Potential source of noise – developer responsible for measure to ensure noise remains at acceptable level; • 24 hour access required to substation for routine inspection, maintenance. <p>Existing 11kv overhead lines and cables crossing site which will require diverting.</p>	<p>Accept. Add text as suggested to new sub section (entitled infrastructure requirements) to section 4.</p>	<p>Add text to read ‘there is an electricity substation within the development site. This is a potential source of noise which could become more noticeable following the extension of residential properties towards the substation. The developer will therefore be responsible for adopting any measures necessary to ensure that the noise remains within acceptable levels.</p> <p>In addition, 24 hour safe access to the substation is required for routine inspections, maintenance or repairs. Central Networks therefore either require the cables diverting or an easement for the plant and purchase of the substation site. In addition, 11,000 volt overhead lines and cables cross the proposed development which will require diverting.</p>
-------------------	-----------------------------	---	---	--

8 Mar 2006	English Nature	<p>Ecological survey to take place as a result of the brief should address potential for sustainable development, including reference to structure/ local plan policies.</p> <p>The ecological assessment should–</p> <ul style="list-style-type: none"> • Identify the current land use and review the existing landscape and features of the site; • Undertake a Phase 1 habitat survey followed by more detailed botanical surveys if necessary; • Survey for protected species at the appropriate time of year in addition to consulting with local wildlife recording groups for information; • Identify all nature conservation sites within 2km of site –SSSIs, LNRs, SINC, TPOs; • Assess impact of development on existing ecology. • Establish the potential for landscaping/ tree planting with native species; • Identify opportunities for the creation and restoration of appropriate habitats and retain landscape features; • Explore opportunities for enhancing biodiversity on the site and the adjacent SINC with reference to the Nottinghamshire Biodiversity Action Plan. 	Accept.	<p>Add text to new sub section (Ecology) added to section 4 to read ‘An Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 should be prepared as part of planning application submissions. This ecological appraisal should address the following points: Include references to structure and local plan policies’ Insert details of requirements set out by English Nature.</p>
------------	----------------	--	----------------	--

		<p>Add reference to Policy ENV36 in Chapter 3.</p>		<p>Insert new text after 'ENV11' to read 'Local Nature Conservation Designations (ENV36): In considering proposals which may have an adverse effect upon a Local Nature Reserve, Site of Importance for Nature Conservation or a Regionally Important Geological Site, the Borough Council will weigh the reason for the proposal against local ecological and community value of the site and the need to maintain biodiversity. Where development is permitted, a balance will be struck between the needs of the development and the ecological interest of the site. Any damage to the ecological interest of the site will be kept to a minimum. This will require the provision of mitigation and or/compensatory measures which may be secured by conditions and/or planning obligations.'</p>
--	--	--	--	---

8 Mar 2006	English Nature [Continued]	The Sustainability Appraisal includes biodiversity as a criterion by which the sustainability of the development can be judged and that the development is judged to be negative in its overall impact. Will comment further when the ecological appraisal is conducted and made available for consultation.	Noted.	No change.
17 Mar 2006 (email)	NET Team, Nottingham City Council	P12 (Sustainable Transport) – Reference to providing a passenger rail service should indicate that this could be a heavy or light rail line. Provisional Local Transport Plan (P282) shows the Gedling freight line as a potential long-term extension to NET. The penultimate sentence of this section would need to state that such a scheme would be promoted by the County and City Councils.	Accept.	P12, Sustainable Transport, insert additional text: 5 th sentence – “...a heavy or light passenger rail service...” 6 th sentence – “The County Council and City Council will be...”
		P13 – Public transport – Insert ‘heavy or light’ between ‘the development will retain land for a potential park and ride site and’, and ‘rail interchange.’	Accept.	P13, P32 – insert additional text, as per NET Team comments.
		P32 – T3 – Insert “heavy or light” rail line. P37 – Transport energy efficiency: modes. No mention of the possible contribution of heavy or light rail.	Accept.	P37-38 – insert additional text: “...promote integrated transport measures; bus, heavy and light rail transport. ”
20 Mar 2006 (email)	Principal Libraries Officer, Culture & Community Services, Nottinghamshire County Council	Original plans for Gedling Colliery – understood that these included provision of a new library in addition to shops and a health centre. However, brief/ Sustainability Appraisal make no mention of this.	Accept in part. It is appropriate to broaden the reference to allow for the provision of a library, if this is included in an	Section 4, P13 – “New Local Centre” – revise text to read: “...that includes, as a minimum, the provision of a small convenience”

			application proposal.	
27 Mar 2006	Assistant Conservation Officer, Nottinghamshire County Council (Environment)	<p>Section 2 –</p> <ul style="list-style-type: none"> • Due to the size and location of the site a planning application will require an Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999; • ES needs to cover full Ecological Impact Assessment, as per P6 of Brief; • Reference to SINC 5/211 – Gedling Colliery Site and Dismantled Railway – not included as SINC in 2005 data set, however any application to develop site must fully appraise impacts on natural environment. 	Accept. However, it is understood from the Nottingham Geological and Biological Records Centre that SINC 5/211 has not been deleted. Other comments supplied will be incorporated into the final document.	Add text to new sub section (Ecology) added to section 4 to read 'An Environmental Statement under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 should be prepared as part of planning application submissions. This ecological appraisal should address the following points: Include references to structure and local plan policies' Insert details of requirements set out by English Nature.
		<p>Section 3 –</p> <ul style="list-style-type: none"> • References to national and regional planning policy and guidance documents are appropriate. • Pleased to see reference in section 3 to Replacement Local Plan Policy ENV2. However, references to 'should' should be replaced with 'must'. • Brief should include reference to other RLP policies applicable to the site – ENV34, ENV38, ENV39, ENV43, ENV48. 	Accept.	Section 3 – supporting text to policy ENV2: replace "should" with "must". Section 3 – amend 3 rd sentence of 2 nd paragraph under the heading 'development plan' to read 'Set out below are the main policies of the Local Plan that are considered to be of importance to the proposed development and guidance on how the proposed development should respond to the requirements of each policy. A fuller list of all policies that may be relevant to the proposal is given in Annex 2'. Add additional policies to Annex 2 as suggested.

27 Mar 2006	Assistant Conservation Officer, Nottinghamshire County Council (Environment) [Continued]	Section 4 – Ecology section (Design Guidelines – 2003 Gedling Design Guide) is inadequate and places insufficient focus on ecological/ environmental issues. Proposes an alternative form of wording to highlight requirement and opportunity to enhance the natural environment, supporting other relevant policies – PPS9, RSS8, Policy 27, JSP Policies 2/1 and 2/6.	Accept.	Replace the text under the heading P21 – Ecology – Revise text, as per Assistant Nature Conservation Officer representation.
		Annex 3 – Sustainability Appraisal – <ul style="list-style-type: none"> • Include reference to additional Local Plan policies – eg ENV34, ENV39; • P33 – include reference to JSP Policy 2/8 – if trees are to be lost; • Appraising the effects of the Brief – Row 6 “Ecology” – include reference to additional policies, amend reference “PPG9” to “PPS9”. 	Accept.	P31 – Insert reference to RLP Policies ENV34, ENV39. P33 – Insert reference to JSP Policy 2/8.
		Annex 5 – Nick Crouch has now been appointed Senior Nature Conservation Officer.	Accept.	P57 – 2 nd Consultee – delete “Acting”.
27 Mar 2006	Planning Manager, Policy, Performance and Development, Nottinghamshire County Council	General – Nottinghamshire and Nottingham Joint Structure Plan adopted 16 February 2006. References should be amended accordingly.	Accept.	Update document throughout to refer to the adoption of the Joint Structure Plan in February 2006 and to refer to progress on the emerging RSS review.
27 Mar 2006	Planning Manager, Policy, Performance and Development, Nottinghamshire	Ecology – P21 – The second bullet could include reference to the presence of a SINC and the need for an assessment of the impact of development on it.	Accept in part.	This is covered by new text to be included in a new sub section (Ecology) to be added to section 4 in response to comments from English Nature.

	County Council [Continued]	The references to the County Council's 'Parking Provision for New Developments' should be referred to as Appendix 5 of the Gedling Local Plan rather than the County Council's SPG.	Accept.	Amend references to 'Parking Provision for New Developments' as suggested, to refer to Appendix 5 of the Replacement Local Plan.
		It should be noted that Interim Planning Statement (ITPS) is to be incorporated in a Planning Contributions Strategy being prepared by the County Council.	Noted. The Planning Contributions Strategy was adopted by the County Council on 29 th March 2007.	Amend references to the ITPS to reflect this.
29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South)	P3, line 6 – Replace “A future planning application should also...” with “A future planning application must... ”	Accept.	P3, line 6 – Revise text, as per Highways South comments.
		P5 (Public Transport) – The draft brief states that public transport is 'good' but this is not accepted. E.g. no buses go past Shelford Road along Arnold Lane and there is no direct link to Arnold Town Centre. The existing 44/45 bus service adjacent to southern part of site provides a frequent but circuitous route that takes 30 minutes to City Centre.		P5 – Revise Public Transport section to delete the word 'good' and to add a new sentence to read 'The existing 44/45 bus service adjacent to southern part of site provides a frequent but circuitous route that takes 30 minutes to City Centre'. Delete the word 'easy' from the first sentence of this section.

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	<p>P7 (Planning Policy Context) –</p> <ul style="list-style-type: none"> • Pt 3 – Should read “east”, not “eats”; • Pt 4 – Replace Structure Plan references with “Joint Structure Plan for Nottingham and Nottinghamshire, adopted 16 February 2006”; • Pt 5 – Additional documents should be added ‘Guidelines for Public Transport in Developments’ and ‘Guidelines for Providing for Journeys on Foot’ (IHT). If no negotiated contribution under terms of ITPS, it would be simpler to remove all reference to this. 	Accept.	<p>P7 (Planning Policy Context) – amend as follows:-</p> <p>Correct typo under pt 3</p> <p>Replace pts 2 and 3 with ‘The Nottinghamshire and Nottingham Joint Structure Plan (2006) and the emerging Regional Spatial Strategy for the East Midlands (RSS8) which is due to be adopted in 2008.’</p> <p>Add two new documents to the list under pt 5, as suggested.</p>
		<p>P8 (Development Plan) – References need updating to reflect JSP adoption.</p>	Accept.	<p>P8 (Development Plan) – amend text to read ‘The Nottinghamshire and Nottingham Joint Structure Plan (2006) sets out an overall strategy for development and the use of land in Nottinghamshire for the period 2001 – 2021. It also sets out the housing provision for each District. For Gedling Borough, there is a need to provide 5000 dwellings for this period, which can only be achieved by releasing sites such as this former colliery site on the edge of the urban area. The East Midlands Regional Assembly is reviewing the Regional Spatial Strategy for the East Midlands (RSS8) which is due to be adopted in 2008 and will set new housing requirements.’</p>

		P9 (Employment/ Policy E1) – 6 ha/ 14 acres employment land is incorrect – 6 ha = 15 acres – consistent with P2. Also unclear why there is reference to open space within housing allocation under this heading.	Accept.	P9 – Employment – replace reference to ‘14 acres’ with ‘15 acres’, to ensure consistency with Policy E1. Delete last sentence.
--	--	--	----------------	---

		<p>P10 (Transport and Gedling Access Road)</p> <p>–</p> <ul style="list-style-type: none"> • RLP Paragraph 2.25 – any relaxation of ‘completion of access road before occupation’ will need to be approved by County Council members; • Amend final sentence – construction has commenced on A612 GITS. 	<p>Accept.</p> <p>A letter dated 7/3/08 from County Highways confirms that the occupation of up to 300 houses in advance of the completion of the GAR will be considered. A formal Cabinet resolution will be required by the County.</p> <p>It is accepted that the A612 GITS scheme is now complete.</p>	<p>Replace text on P10 ‘Transport and GAR’ after the first sentence to read:- ‘Policy H3 states that the GAR should be completed prior to the occupation of new dwellings or employment units provided within the development. However, extensive discussions have taken place regarding the economic viability of the scheme and the transport impact of building and occupying up to 300 dwellings while the GAR is being constructed. Whilst there will clearly be an impact in terms of increased traffic, this would only be for a short period of time whilst the road is being constructed (up to 3 years). As such, if this is the only way that the provision of the road can be completed then this approach will be considered. If accepted, no dwelling should be constructed until the construction of the GAR has begun and once it has started its construction must be completed to a timescale agreed with the local planning authority in conjunction with the highway authority. The timing of the road construction would be controlled through condition or S106 following negotiations at the application stage and evidence would be required to support any proposed timescale for the completion of the road. The County Council, as highway authority, would be required to comment on this approach - it is understood that the approach may be supported at officer level.’</p>
--	--	---	---	---

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	P12 (Sustainable Transport) – the site is not considered to be well served by buses. It should be clarified that developers will be required to meet the costs of improvements to public transport to directly serve the development site. Reference to contributions under the terms of the ITPS should be deleted.	Accept.	P12 (Sustainable Transport) – Replace the 2 nd sentence with ‘The development site is served by the 44/45 bus service that provides a frequent but circuitous route that takes 30 minutes to the City Centre. Developers will be required to include proposals to allow for bus companies to penetrate the development with local services.’ Replace the 3 rd sentence with ‘Developers will be required to meet the costs of improvements to public transport to directly serve the development site (Policy T1 of the Replacement Local Plan and the County Council’s ‘Planning Contributions Strategy’)’.
		P12 (Highway Design and Parking Guidelines) – references are unclear and should be referring to two documents: Highway Design Guide (January 1999) and Parking Provision for New Developments (May 2004).	Accept.	P12 – Highway Design.. – Revise text to read ‘These are contained in two documents: Highway Design Guide (January 1999) and Parking Provision for New Developments (May 2004)’.
		P13 (Employment Land) – Needs clarifying to state that access to the employment land must be separate from the access to the residential land.	Accept.	P13 – Employment Land – add a new sentence to read “A separate/ self-contained access should be provided to the employment land (former pithead).”
		P13 (Public Transport) – Access to the Park & Ride is likely to be from the roundabout midway along the GAR. Better to remove all references to this until the masterplan layout has been agreed.	Accept.	P13 (Public Transport) – delete 3 rd sentence.

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	P13 (Access) – Access to Arnold Lane for all vehicles will need to be maintained to ensure that the development integrates with the existing urban area.	Accept.	P13 (Access) – Replace the text with: “The principal access for private vehicles will be from the GAR. However, limited vehicular access into Arnold Lane/ Gedling village will be maintained, though this will be primarily for public transport, cyclists and pedestrians. This arrangement should ensure the development integrates with existing urban area.”
		P15 (Illustrative Masterplan) – The line of the GAR differs significantly from the engineering alignments currently being developed by EMDA. Therefore, the areas of land being promoted for likely end uses may not be suitable.	Accept in part. The masterplan provides an illustration of how the site might be developed and as such it is considered helpful to retain it. Reference will be added to the masterplan to clarify that the final scheme may vary according to engineering considerations re the GAR.	P15 – <i>Figure 03 – Illustrative Masterplan</i> – Add new text to the end of the first paragraph of section 4 to read ‘With many aspects of the development (notably the GAR) still to be determined, the development may differ considerably in its final form.’
		P16 (Character) – “vistato” should read “vista to”.	Accept.	P16 – correct typo.

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	<p>P16/17 (Linkages and Ease of Movement) –</p> <ul style="list-style-type: none"> • Pt 1 – It is unrealistic to promote links between the development and Gedling village centre (being more than 1km from the site). Links with Gedling Comprehensive and Wollaton Avenue facilities more appropriate. • Pt 2 – Clarify “fine grain”. • Pt 3 – NCC prefer segregated to shared cycle facilities, where the space is available, where pedestrian/cycle numbers could cause difficulties or where the route is over a reasonable distance. • Pt 4 – Amend to ‘...building on existing services’, and delete reference to Arnold La. 	Accept.	<p>P16 (Linkages and Ease of Movement) –</p> <p>Pt 1 – Delete “Gedling village centre”, replace with “existing facilities on Wollaton Avenue, including Gedling Comprehensive”. Also add reference to links between the development and the existing recreation ground on Lambley Lane. (In addition, reference will be made to the need for consideration to be given to the short term use of the safeguarded railway line as a footpath and/or cycleway, to link the development with the Local Nature Reserve at Stoke Bardolph Lagoons and the River Trent (subject to the approval of Network Rail, as landowner)).</p> <p>Pt 2 – Delete “a fine grain of”.</p> <p>Pt 3 – Replace 1st sentence with: “The County Council’s preferred option is segregated rather than shared routes, except where limited by physical/ highway constraints”.</p> <p>Pt 4 – Replace ‘building on the existing service’ with ‘building on existing services’ and delete ‘running along Arnold Lane’.</p>
		Form and Layout – refer to SDG recommendations (p7).	Accept.	P18 – Add to title: “– see Sustainable Developer Guide (July 2004), p7”

		Density – target densities for the residential part of the site should be 35-50 dwellings/ ha, so that it becomes economically viable to support key facilities eg frequent public transport and local shops. Lower density development should be concentrated in less accessible parts of the site.	Accept. This approach reflects Policy H8 of the Replacement Local Plan.	P18 – Form, Massing and Layout – 3 rd bullet – replace 1 st sentence with ‘Densities should be higher (around 50 dph) around the local centre and along main transportation routes, in accordance with Policy H8 of the Replacement Local Plan.’
29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	<p>Building Design and Specification – refer to SDG recommendations (p11).</p> <p>Use of the BREEAM system will improve upon minimum Building Regulations – Note also new UK Code for Sustainable Homes (April 2006). Use of the BREEAM system is recommended for measuring environmental performance of the overall development at the design stage.</p>	<p>Accept in part. In April 2007 the Code for Sustainable Homes replaced Ecohomes for the assessment of new housing in England. EcoHomes now only used for refurbished housing in England. Update text to reflect Code for Sustainable Homes instead.</p>	<p>P19 (Design Quality...) – Add to title: “– see Sustainable Developer Guide (July 2004), p11”.</p> <p>Amend text on P19 under the heading ‘Ecohomes/ BREEAM’ to read: ‘Code for Sustainable Homes The Code for Sustainable Homes should be used to review and improve the environmental performance of all buildings on the development against the 6 key issues of energy efficiency/ CO₂; Water efficiency; surface water management; site waste management; household waste management; and use of materials. Each housing unit should achieve a minimum of level 3.’</p>

		<p>Energy Use – refer to SDG recommendations (p13) The brief should demonstrate that alternative energy sources have been fully investigated. Potential to install community/ district heating system – wind, biomass etc – consider in early infrastructure discussions.</p>	<p>Accept.</p>	<p>P20 – <i>Renewable Energy</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p13/15”.</p> <p>Add a new first bullet to read ‘developers should demonstrate that alternative energy sources have been fully investigated and consideration given to the installation of a community based or district heating system, utilising renewable sources’.</p> <p>Add a new bullet to read ‘Careful consideration should be given to slope, orientation, micro climate and new planting/ landscaping etc to allow passive solar design solutions to minimise the overall energy requirements of homes and places of employment.</p>
--	--	--	-----------------------	---

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	<p>Renewable Energy – refer to SDG recommendations (p15).</p> <p>The brief should insist on a condition that 10% of all predicted energy requirements for the overall development should be provided on site from renewable sources (ie elaborate on RLP Policy ENV5).</p>	<p>Accept. Since the preparation of the draft brief, PPS: Planning and Climate Change (Supplement to PPS1) has been published (12/07). Text on page 11 under the sub-heading ‘Energy Efficiency (Policy ENV6)’ to be updated to take account of this.</p>	<p>P20 – <i>Renewable Energy</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p13/15”.</p> <p>Update text relating to Energy Efficiency (Policy ENV6) to take account of Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (December 2007). This should also ensure that the wording in the brief is consistent with that for the Ashwater Drive Development Brief (adopted 18th December 2007).</p>
		<p>Drainage – refer to SDG recommendations (p21)</p> <p>Site could benefit from a sustainable drainage scheme to hold back excess surface water run-off. The Environment Agency will assess feasibility and establish standards.</p>	<p>Accept.</p>	<p>P20 – <i>Drainage</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p21”.</p> <p>Reword the first bullet to read ‘Consideration should be given to surface water drainage systems, eg balancing ponds. The Environment Agency will assess feasibility and establish standards’.</p>
		<p>Biodiversity/ Heritage – refer to SDG recommendations (p23 & p27)</p>	<p>Accept.</p>	<p>P16 – <i>Character</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p27”.</p> <p>P21 – <i>Ecology</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p23”.</p>
		<p>Community – refer to SDG recommendations (p25).</p>	<p>Accept.</p>	<p>P17 – <i>Mixed Use and Variety</i> – Add to title: “– see Sustainable Developer Guide (July 2004), p25”.</p>

29 Mar 2006	Principal Officer Development Control, Nottinghamshire County Council Environment (Highways South) [Continued]	P21 – NCC current policy not to adopt SuDS.	Accept in part. SuDS form a broad range of options for surface water disposal. While soakaways may be inappropriate, balancing ponds may be appropriate for surface water attenuation.	P21 – 1 st bullet point – add new text to read “though recent indications are that due to on-site contamination, soakaways may be inappropriate.”
		P29 – There is no reference to RLP transport policies. Should be listed for consistency with those on page 32. Policy T1 should not be listed.	Accept in part. Policy T1 refers to the need for developer contributions for transport measures. It also flags up the need for travel plans. It is therefore considered inappropriate to exclude this policy.	P28 – Insert: “Chapter 5 Transport” – Policies T1, T2, T3, T4, T7, T10, T12.
		P33 – Regional Spatial Strategies – RSS has superseded RPG8.	Accept.	Update document throughout, re RSS8, March 2005 and “Review of the East Midlands Regional Plan to 2026”.
		P37 – Brief Appraisal – Transport Energy Efficiency: Modes – references to ‘good’ bus services and ITPS inappropriate.	Accept.	P37 (2) – delete ‘good’ from the phrase “good bus services”.
		P58 – NCC consultees – remove officer names.	Accept.	P58 – Replace “Richard Smith” with “Principal Officer, Development Control”. Remove all other names of individuals in list of consultees.

29 Mar 2006 (email)	Environment Agency	The environmental constraints relevant to the Development Brief are location on minor aquifer; management of surface water run-off and the proximity to former landfill sites. All are acknowledged in the draft document.	Noted.	No change.
31 Mar 2006 (letter)				
29 Mar 2006 (email)	Environment Agency [Continued]	Section 3 should include reference to PPS23 and PPG25 (ie to ensure contaminated land/ soil restoration; and to ensure surface water runoff is managed).	Accept.	P7 – Add PPS23 and PPG25 to list of National Policy guidance. P11 – add reference to Policy ENV42 to text on Contaminated Land and add new text to read ‘The site is underlain by the Sherwood Sandstone Aquifer, which is vulnerable to contamination from pollutants by direct discharges into groundwater and indirect discharges into or onto land. Aquifer remediation is difficult, prolonged and expensive and therefore the prevention of pollution is important. The Environment Agency will assess the proposed development to assess it’s impact on groundwater quality’.
31 Mar 2006 (letter)		Policies ENV41 and ENV42 should be included in the list of policies in “The Development Plan” section and Appendix 2.		Annex 2, P24 – add references to policies ENV41, ENV42.
		Although the site is not at risk of fluvial flooding, development will increase surface water run-off rates that will need to be attenuated to greenfield run-off rate. There is an identified flooding problem downstream of the site and the flood risk assessment should investigate source and identify possible alleviation measures.	Accept.	P11 – Add the text as suggested in to a new section: “Drainage and Flooding” to section 3.

		<p>The site is identified to be on contaminated ground and underlain by minor aquifer. The site may not be appropriate for soakaways which could remobilise contaminants and threaten the quality of groundwater. Sustainable drainage principles should be applied which may require the on-site attenuation of surface water in balancing ponds (to be identified in the flood risk assessment).</p> <p>The Drainage section of the document (P21) should identify the need for adoption or future maintenance of the surface water drainage system. The likely method of surface water drainage is identified in the Infrastructure section on P20.</p>	Accept. Although it is considered that this text is more appropriately located in section 3.	Add a new "Drainage and Flooding section" within section 3 to address the comments made by the Environment agency.
29 Mar 2006 (email)	Environment Agency [Continued]	Annex 2 – Policies ENV41 and ENV42 omitted.	Accept.	Annex 2, P24 – add references to policies ENV41 and ENV42 to list of relevant policies.
31 Mar 2006 (letter)				
		Policy ENV42 should be added to Annex 3 (Sustainability Appraisal).	Accept.	Annex 3, P31 – add reference re Policy ENV42.
		Reference to PPS23 should be included in the table on P33 (Sustainability Appraisal).	Accept.	Annex 3, P34 – add reference re PPS23.

		Reference should be made within the Sustainability Objectives set out on P34 to (no. 8) Water Conservation, Quality & Quantity . The indicator of Positive Impact would be the reduction of flood risk.	Accept.	P35 (8) – Amend to “Water Conservation, Quality & Quantity ”. Add “flood risk reduction” bullet point. Amend Sustainability Appraisal accordingly.
		Reference should be made within ‘Appraising the Effects of the Brief’ on P40 to the assessment/mitigation of risk to water quality (under no. 9 – Land & Soil Quality).	Accept.	P40 (9) – Additional text: “The EA advise that this study should include reference to water quality assessment and associated risk mitigation measures.”
29 Mar 2006 (email) 31 Mar 2006 (letter)	Nottinghamshire Wildlife Trust, Conservation Officer (West Notts)	P10 – Landscaping (Policy ENV2) – alter last sentence to read: “ <i>Other important existing local features include the Arnold Lane hedgerow should be retained and enhanced with the planting of native species characteristic of the surrounding area.</i> ”	Accept.	P10 – Revise Landscaping section, as per Notts Wildlife Trust comments ie to replace the words ‘where possible’ with ‘characteristic of the surrounding area’.
29 Mar 2006 (email) 31 Mar 2006 (letter)	Nottinghamshire Wildlife Trust, Conservation Officer (West Notts) [Continued]	Boundaries and green corridors created within the development should be characteristic of the ‘Mid Notts Farmlands’ landscape character area, to help create a sense of place and continuity with the natural environment within which the site merges to the north. The landscaping scheme should consist mainly/solely of native species characteristic to the area.	Accept.	Add new text to P11 – “Landscaping” to read ‘boundaries and green corridors created within the development should be characteristic of the ‘Mid-Nottinghamshire Farmlands’ landscape character area and ideally consist solely of native species characteristic to the area. This will help to create a sense of place and continuity with the natural environment within which the site merges to the north.

<p>29 Mar 2006</p>	<p>Saxon Developments Ltd</p>	<p>The Brief is inadequate for several reasons –</p> <ul style="list-style-type: none"> • The development economics and timing of provision of the necessary physical and social infrastructure is unclear. • The occupation of the development is dependent on completing major road infrastructure, as stated in RLP Policy H3. The draft brief departs from this policy. • The position of the Highway Authority was to prevent the occupancy of development pending the completion of the GAR – as presented at the Local Plan Inquiry. There is no evidence that this position has changed – the viability of the scheme is insufficient justification. 	<p>The timing of provision of the necessary supporting infrastructure would be addressed through the section 106 agreement.</p> <p>A letter dated 7/3/08 from County Highways confirms that the occupation of up to 300 houses in advance of the completion of the GAR will be considered. A formal Cabinet resolution will be required by the County.</p> <p>*****</p>	<p>Replace text on P10 ‘Transport and GAR’ after the first sentence to read:- ‘Policy H3 states that the GAR should be completed prior to the occupation of new dwellings or employment units provided within the development. However, extensive discussions have taken place regarding the economic viability of the scheme and the transport impact of building and occupying up to 300 dwellings while the GAR is being constructed. Whilst there will clearly be an impact in terms of increased traffic, this would only be for a short period of time whilst the road is being constructed (up to 3 years). As such, if this is the only way that the provision of the road can be completed then this approach will be considered. If accepted, no dwelling should be constructed until the construction of the GAR has begun and once it has started its construction must be completed to a timescale agreed with the local planning authority in conjunction with the highway authority. The timing of the road construction would be controlled through condition or S106 following negotiations at the application stage and evidence would be required to support any proposed timescale for the completion of the road. The County Council, as highway authority, would be required to comment on this approach - it is understood that the approach may be supported at officer level.’</p>
--------------------	-------------------------------	---	---	---

		No Environmental Assessment (EA) has been produced for the GAR and its associated works. The draft Brief relies upon this demonstrating that the GAR alignment, land take, and environmental impacts can be reconciled. Draft Brief is therefore premature – should await EA outcome.	Reject. Paragraph 2.30 of the Replacement Local Plan requires the preparation of development briefs for all allocations over 50 dwellings, ideally before submission of a planning application. Any planning application for the GAR would require EA.	No change.
30 Mar 2006	UK Coal	Welcomes the emphasis within the brief on the provision of quality development.	Noted.	No change.

		<p>Transport and Gedling Access Road (GAR) – Advocate a phased approach to GAR construction and therefore oppose a duty to complete the GAR ahead of the occupation of a certain number/phase of employment/housing units.</p>	<p>Accept. A letter dated 7/3/08 from County Highways confirms that the occupation of up to 300 houses in advance of the completion of the GAR will be considered. A formal Cabinet resolution will be required by the County.</p>	<p>Replace text on P10 'Transport and GAR' after the first sentence to read:- 'Policy H3 states that the GAR should be completed prior to the occupation of new dwellings or employment units provided within the development. However, extensive discussions have taken place regarding the economic viability of the scheme and the transport impact of building and occupying up to 300 dwellings while the GAR is being constructed. Whilst there will clearly be an impact in terms of increased traffic, this would only be for a short period of time whilst the road is being constructed (up to 3 years). As such, if this is the only way that the provision of the road can be completed then this approach will be considered. If accepted, no dwelling should be constructed until the construction of the GAR has begun and once it has started its construction must be completed to a timescale agreed with the local planning authority in conjunction with the highway authority. The timing of the road construction would be controlled through condition or S106 following negotiations at the application stage and evidence would be required to support any proposed timescale for the completion of the road. The County Council, as highway authority, would be required to comment on this approach - it is understood that the approach may be supported at officer level.'</p>
--	--	--	---	---

		<p>Affordable Housing provision will be the subject of a legal agreement and the details will be a matter for negotiation between the parties. This should be noted within the brief.</p> <p>Brief should indicate that the affordable housing element should be spread around the site.</p>	<p>Accept. The text will be updated to reflect the current position on affordable housing and will take account of the comments made.</p>	<p>P10 – The section on “Affordable Housing” will be revised in accordance with Housing Strategy and Enabling Officer comments (see below).</p>
		<p>Agree that the location to north of GAR is suitable for employment provision.</p>	<p>Noted.</p>	<p>No change.</p>
		<p>Brief should clarify size and location of park and ride required and indicate timescales involved.</p> <p>Brief should clarify whether area set aside will be subject to a legal agreement as part of this scheme.</p>	<p>Reject. The issue was discussed at the Local Plan Inquiry and the Inspector recommended that the need for and size of a park and ride facility should be reviewed at various stages, including when development commenced. The developer should therefore agree the details of the park and ride with the County Council.</p>	<p>Amend the reference to the park and ride under ‘sustainable transport’ (P12) to insert the words ‘as agreed with the County Council’ after ‘an appropriate area of land’.</p>
31 Mar 2006 (email)	Gedling Borough Council, Housing Strategy and Enabling Officer	<p>P7 – Interim Planning Guidance on Affordable Housing is not in “Draft” but is adopted – amend to read: “Interim Planning Guidance – Affordable Housing adopted</p>	<p>Accept editing change, referring to adopted Interim Planning Guidance</p>	<p>Amend reference to draft guidance on affordable housing on page 7 to read ‘Interim Planning Guidance – Affordable Housing adopted April 2005’.</p>

		April 2005”.	document. Text to be updated to reflect the current advice on affordable housing.	<p>Amend text under the sub-heading of affordable housing on page 10 to read: The Borough Council will require that 20% of all new houses are provided as affordable housing. Further guidelines are contained in GBC's Planning Guidance on Affordable Housing, adopted April 2005. Since 1st April 2007, all local planning authorities are required to have regard to Planning Policy Statement 3 on Housing (PPS3) as a material consideration when making decisions on planning applications and one of the effects of this is to reduce the site threshold for seeking provision of affordable housing to 15 dwellings (or 0.5 ha). This new threshold will now be used as the affordable housing trigger rather than 1 hectare as stated in Policy H18 of the Replacement Local Plan and the Interim Planning Guidance on Affordable Housing (April 2005). As the Borough Council's Core Strategy is unlikely to be adopted until 2010, it is intended to produce revised Interim Guidance on Affordable Housing that accords with PPS3 in due course.</p> <p>The provision of affordable housing will be the subject of a legal agreement and the precise type and tenure, timing of its provision and the mechanism for bringing it forward will be a matter for</p>
--	--	--------------	---	---

			<p>negotiation between the interested parties. At the time of writing, the Council suggests that 65% of the dwellings should be provided for 'social rent' and administered through a Registered Social Landlord. The remaining 35% should be 'affordable ownership' and made available for sale in perpetuity at a discounted rate of 30% below market value, or other terms to be agreed between the developer and the Council, including shared ownership. This will require review prior to planning applications to reflect potential changing housing needs over time. The update of the Council's Interim Planning Guidance will also take on board the guidance in PPS3 and the emerging Regional Spatial Strategy. The draft RSS contains a 30% target for the Nottingham Core area and gives a split between social rented and intermediate of roughly 75:25. The Nottingham Core Strategic Housing Market Assessment states that around 46 % of houses within Gedling are required to be affordable in order to address base and future need over a 7.5 year period. Both of these figures are considerably higher than the 20% contained within the Local Plan. It is therefore likely that the percentage figure contained in the updated Interim Planning Guidance will increase from</p>
--	--	--	---

				<p>the figure of 20% currently in place.</p> <p>However, in this instance and at the time of writing, the Council would be willing to consider an application based on the current Local Plan level of affordable housing, namely 20%. This is as a result of specific circumstances relating to the site and is not intended to set a precedent for the affordable housing requirement on other sites within the Borough. The specific circumstances are as a result of the need for the development to fund the construction of the Gedling Access Road which the Council understands has implications for the viability of the development of the site.</p> <p>Affordable housing should be integrated within the development, not all in one place. In design terms, it should not stand out from market housing and should have no lesser design quality to assist in creating balanced communities.</p>
31 Mar 2006 (email)	Gedling Borough Council, Housing Strategy and Enabling Officer [Continued]	P10 – rewording of Affordable Housing (Policy H18) section proposed (see email).	Accept. The text should be updated to reflect the latest position on affordable housing.	See above.
31 Mar 2006	Brian Barber Associates/ The Aitchison Raffety Group	Supports the principle of development, but as GAR alignment is still unclear, comments only relate only to implications on Glebe Farm, Lambley Lane.	Accept in part. The implications of the development on Glebe Farm will	P15 – <i>Figure 03 – Illustrative Masterplan</i> – Add new text to the end of the first paragraph of section 4 to read ‘With

		<p>Given uncertainty over alignment of GAR, it is inappropriate to include Masterplan (on P15).</p> <p>The Development Brief should clarify how the design principles should relate to the development site.</p> <p>The route of the GAR should be clarified in order that the implications of the Development Brief for the surrounding land can be assessed.</p> <p>The development site should be extended to include land at Glebe Farm.</p>	<p>depend on the final alignment of the GAR, which is under discussion with County Highways as well as GBC. The planning merits of identifying the Glebe Farm site for development have already been debated at the Local Plan Inquiry.</p> <p>The masterplan provides an illustration of how the site might be developed and as such it is considered helpful to retain it. Reference will be added to the masterplan to clarify that the final scheme may vary according to engineering considerations re the GAR.</p>	<p>many aspects of the development (notably the GAR) still to be determined, the development may differ considerably in its final form.'</p>
31 Mar 2006	Government Office for the East	Title varies between document and covering letter – should be consistent and	Accept.	Amend title and footer to “ Gedling Colliery and Chase Farm Development ”

(email) 3 Apr 2006 (letter)	Midlands – Infrastructure Team, Nottinghamshire [Continued]	contain – • Name of LPA; • Whether document is DPD or SPD. The title should accord with the Regulations.		Brief – Supplementary Planning Document, Adopted [DATE]
		A Consultation Statement is included as Annex 6 but there is no copy of the statutory notice required under Regulation 17.	Accept.	Add copy of statutory Press Notice to Annex 6.
		It would be helpful to include paragraph numbering.	Accept.	Add paragraph numbering throughout.
		Refer to the fact this document is a SPD which forms part of the LDS in final paragraph of page 2).	Accept.	Add new text to the first paragraph on page 2 to read ‘The preparation of this development brief is required in accordance with the Council’s Local Development Scheme (March 2007)’.
		P7 – • 3 rd bullet has typographical error (replace ‘Eats Midlands’ with ‘East Midlands’) • 4 th bullet refers to “emerging Joint Structure Plan”. This reference should be updated given the Nottinghamshire & Nottingham Joint Structure Plan was adopted 16 February 2006.	Accept.	Amend page 7 to correct typo. Replace 3 rd bullet with ‘Regional Spatial Strategy for the East Midlands (RSS8) – which is currently in the process of being updated’ Replace 4 th bullet with ‘The adopted Joint Structure Plan (JSP) for Nottingham City and Nottinghamshire. The JSP will be replaced by the East Midlands Regional Plan, when adopted’.
		P8 refers to the emerging Joint Structure Plan. This reference should be updated, as should the first paragraph on housing provision targets.	Accept.	Replace the first paragraph on page 8 under the heading ‘The Development Plan’ to read: ‘The Nottinghamshire and Nottingham Joint Structure Plan (2006)

				sets out an overall strategy for development and the use of land in Nottinghamshire for the period 2001 – 2021. It also sets out the housing provision for each District. For Gedling Borough, there is a need to provide 5000 dwellings for this period, which can only be achieved by releasing sites such as this former colliery site on the edge of the urban area. The East Midlands Regional Assembly is reviewing the Regional Spatial Strategy for the East Midlands (RSS8) which is due to be adopted in 2008 and will set new housing requirements’.
		Annex 3 (Sustainability Appraisal) paragraphs should be numbered for ease of reference.	Accept.	Add paragraph numbering throughout.
		P30 – reference to draft guidance ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks Consultation Paper’. However, an Interim Advice Note on Sustainability Appraisal was published by ODPM in April 2005 and the Sustainability Appraisal guidance was published in final form in October 2005.	Accept.	P30 – update in accordance with GOEM comments.

31 Mar 2006 (email)	Government Office for the East Midlands – Infrastructure Team, Nottinghamshire [Continued]	P30 refers to the 'Strategic Environmental Assessment Directive: Guidance for Planning Authorities' published October 2003. Reference should also be made to the 'Practical Guide to the Strategic Environmental Assessment Directive' published 21 September 2005.	Accept.	P30 – update in accordance with GOEM comments.
3 Apr 2006 (letter)		Pages 32/33 refer to the Adopted Structure Plan and Joint Structure Plan should be updated given the adoption of the JSP, using the full titles of the plans.	Accept.	P32/33 – Replace the title relating to the Structure Plan with ' The Nottinghamshire and Nottingham Joint Structure Plan (adopted 2006) '. Amend first sentence by replacing 'adopted and emerging Joint Structure Plans' with 'adopted Structure Plan'. Delete the column in the table referring to the Adopted Structure Plan.
		The references to RPG/ RSS on page 33 require correction as RPG8 automatically became RSS on commencement of Planning and Compulsory Purchase Act 2004 (September 2004). Revised RPG8 was published in March 2005 as RSS8.	Accept.	P33 – revise page 33 in accordance with GOEM comments. (see above)
		It would be helpful to provide a summary of pages 37-42 "Appraising the Effects of the Brief".	Accept.	A summary of "Appraising the Effects of the Brief" will be included within Annex 3.
		Annex 4 – BDP Design Guide –could be reproduced at more easily readable size.	Reject. The text is reproduced on P16-21 of the brief; the BDP Design Guide is included in this form for the design diagrams.	No change.

3 April 2006	Nottinghamshire Police Architectural Liaison Officer	P7, para 3 – pleased to note reference to ‘Safer Places – the Planning System and Crime Prevention’ (ODPM, 2004). S17,	Noted.	No change.
		P9 – Design (Policy H16) – pleased to note reference to high standards of design and 7 attributes of sustainable communities.		No change.
3 April 2006	Nottinghamshire Police Architectural Liaison Officer [Continued]	<p>Pleased to note the following references to safety:-</p> <ul style="list-style-type: none"> • P18 - Places, Streets and Movement – gateway features should be used to mark key entrance points. The design of layouts should provide a clear definition of ownership and responsibility for every part of the development. • P18 – the inclusion of active frontages and natural surveillance assist both security and safety. 	Noted.	No change.
		P19 ‘Innovative approaches’ – request that reference to ‘Secured by Design’ scheme be included to ensure that joint obligations under Section 17 legislation would be discharged.	Accept.	P19 – “Design, Quality, Adaptability and Innovation” bullet pt 2 – include reference to ‘Secured by Design’.
		P27 refers to a reduction in parking standards. This needs to be approach. Use advice on P27 of ‘Safer Places’ document together with an outline of requirements found in ‘Secured by Design.’	Reject. Annex 2 (P24-29) is an index of the relevant Local Plan policies, so there is no scope to amend this at this stage.	No change.
		Endorse Policy H16 (b).	Noted	No change.
		PPS1, para 3 refers to quality of life. To achieve this requires the robust rebuttal of known crime generating features.	Noted.	No change.

		Suggest the addition of text to P48 – Linkages and Ease of Movement – to read “That this should not be at the expense of footpaths to the rear of buildings or excessive permeability to increase the risk of crime”.	Accept. But better added to page 16.	Amend the first sentence of ‘Linkages and Ease of Movement’ on P16 to read ‘This should not be at the expense of footpaths to the rear of buildings or excessive permeability to increase the risk of crime’.
3 Apr 2006	Nottinghamshire Police Architectural Liaison Officer [Continued]	Suggest the addition of text to P53 – Design Quality – to read “Safety and security are vital to any development. Thoughtful design is an important element in enhancing everyone’s sense of wellbeing and making places more user friendly, easy to understand and secure”.	Accept. But better added to page 19.	Add a new bullet to Design Quality on P16 to read “Safety and security are vital to any development. Thoughtful design is an important element in enhancing everyone’s sense of wellbeing and making places more user friendly, easy to understand and secure”.
		Recommended that Architectural Liaison Officer is involved in pre application discussions – as per ‘Planning Out Crime Protocol’.	Accept.	Add new text to P22-23 – Annex A to read ‘For advice on crime prevention: Police Architectural Liaison Officer, Nottinghamshire Police, Sherwood Lodge, Arnold, Nottingham NG5 8PP’.
3 Apr 2006	RPS Planning	Object to the reference on P2 and P10 to a possible phased approach to construction of GAR. This is contrary to Policy H3 of the Replacement Local Plan. Issue was addressed at Local Plan Inquiry and there has been no material change in circumstances since then. The Brief should be consistent with the RLP. Developments contrary to the Development Plan are liable to call in.	Reject. A letter dated 7/3/08 from County Highways confirms that the occupation of up to 300 houses in advance of the completion of the GAR will be considered. A formal Cabinet resolution will be required by the County.	Replace text on P10 ‘Transport and GAR’ after the first sentence to read:- ‘Policy H3 states that the GAR should be completed prior to the occupation of new dwellings or employment units provided within the development. However, extensive discussions have taken place regarding the economic viability of the scheme and the transport impact of building and occupying up to 300 dwellings while the GAR is being constructed. Whilst there will clearly be an impact in terms of increased traffic, this would only be for a short period of time whilst the road is being constructed (up to 3 years). As such, if this is the

				only way that the provision of the road can be completed then this approach will be considered. If accepted, no dwelling should be constructed until the construction of the GAR has begun and once it has started its construction must be completed to a timescale agreed with the local planning authority in conjunction with the highway authority. The timing of the road construction would be controlled through condition or S106 following negotiations at the application stage and evidence would be required to support any proposed timescale for the completion of the road. The County Council, as highway authority, would be required to comment on this approach - it is understood that the approach may be supported at officer level.'
25 Apr 2006 (email)	Nottinghamshire County Council, Sustainability Team	<p>1. Introduction –</p> <ul style="list-style-type: none"> • Para 5 – the purpose of Brief is to establish development aims and principles and clarify planning requirements – which is more compelling than to “inform...” • Para 7 – 4th word should be size rather than “site”. • Last sentence – More positive to frame as “The Borough Council will require that any future planning application be supported by ...” – should include reference to Air Quality Assessment, Ecological Appraisal and Waste 	Accept. Suggested amendments to paragraph 5 would be better incorporated into the first paragraph.	<p>P2, para 5 – delete paragraph. Insert the following text into the first paragraph ‘The purpose of this Development Brief is to establish development aims and principles and to clarify the planning requirements relating to the site.’</p> <p>P3 – Replace 1st “site” with “size” to correct typo.</p> <p>Revise last sentence to read ‘The Borough Council will require that any future planning application be supported by appropriate evidence.’ A full schedule of evidence will be included for both planning applications, for the</p>

		Management Plan?		development area and the proposed Gedling Access Road.
25 Apr 2006 (email)	Nottinghamshire County Council, Sustainability Team [Continued]	<p>2. The Site –</p> <ul style="list-style-type: none"> Note any deficiency in local/corner shops, open space and health care facilities; Questionable whether public transport serving the site is good; Shortfall of cycling provision; Ecology – Replace last sentence, “will be required” with “should be prepared”. Incidence of green/ environmental infrastructure should be recorded and protected (e.g. hedgerows as per Policy ENV2 context, P10). 	<p>Accept in part.</p> <p>Section 2 of the brief is intended to be a brief introduction setting the context to the development proposals. Deficiencies in facilities and the need for new provision are addressed in sections 3 and 4.</p>	<p>P5 – Revise Public Transport section to delete the word ‘good’ and to add a new sentence to read ‘The existing 44/45 bus service adjacent to southern part of site provides a frequent but circuitous route that takes 30 minutes to City Centre’. Delete the word ‘easy’ from the first sentence of this section.</p> <p>P6 amend text under the heading “Ecology” to replace ‘should be prepared with ‘will be required’.</p>
25 Apr 2006 (email)	Nottinghamshire County Council, Sustainability Team [Continued]	<p>Chapter 3 on Planning Policy Context should</p> <ul style="list-style-type: none"> Include PPS1, PPS22 and PPS23 as bullet points; Include reference to “The Planning Response to Climate Change” (ODPM, 2004) and Sustainable Developer Guide for Nottinghamshire (2004); The paragraph on National and Regional Planning Guidance should be deleted, as is not helpful to a brief that is site oriented. 	<p>Accept in part.</p> <p>While the additional PPS documents and SDG are appropriate to be included as key considerations, the “National and Regional” section outlines the Brief’s context.</p>	<p>Insert additional policy references on page 7, as proposed by NCC.</p>
25 Apr 2006 (email)	Nottinghamshire County Council, Sustainability Team [Continued]	<p>The Development Plan –</p> <ul style="list-style-type: none"> The reference to policy H8 (Density) should emphasise the benefit of higher densities closest to key public transport modes; Design (H16) – insufficient only “to 	<p>Accept in part.</p> <ul style="list-style-type: none"> Policy H8 – accept. Policy H16 - the text relating to Policy H16 	<p>Policy H8 – add text to read ‘The policy seeks to increase the densities of development around certain facilities, in order to maximise the opportunities to reduce car based journeys’.</p> <p>Policy H6 – No change.</p>

		<p>have regard to energy conservation” – delete as covered by ENV6.</p> <ul style="list-style-type: none"> • Employment (E1) – would benefit from more clarity. Why is there mention of the housing allocation? 	<p>reflects the wording of the policy in the Local Plan so it would be in appropriate to delete one part of it.</p> <ul style="list-style-type: none"> • Policy E1 - Delete the last sentence ‘The housing allocation Lambley Lane’. 	<p>Policy E1 – delete the last sentence.</p>
<p>25 Apr 2006 (email)</p>	<p>Nottinghamshire County Council, Sustainability Team [Continued]</p>	<p>The references to BREEAM within sections 3 and 4 is unclear. The application of BREEAM standards or the introduction of a 10% renewables policy constitute ways of implementing the type of actions envisaged and of ensuring that sustainability principles are adhered to.</p>	<p>In April 2007 the Code for Sustainable Homes replaced Ecohomes for the assessment of new housing in England. EcoHomes now only used for refurbished housing in England. Update text to reflect Code for Sustainable Homes instead.</p>	<p>Amend text on P19 under the heading ‘Ecohomes/ BREEAM’ to read: ‘Code for Sustainable Homes The Code for Sustainable Homes should be used to review and improve the environmental performance of all buildings on the development against the 6 key issues of energy efficiency/ CO₂; Water efficiency; surface water management; site waste management; household waste management; and use of materials. Each housing unit should achieve a minimum of level 3.’</p> <p>Update text relating to Energy Efficiency (Policy ENV6) to take account of Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (December 2007).</p>

<p>25 Apr 2006 (email)</p>	<p>Nottinghamshire County Council, Sustainability Team [Continued]</p>	<p>Energy Efficiency (ENV6) – should apply to all uses, especially employment buildings –</p> <ul style="list-style-type: none"> • 1st sentence: “wishes to encourage” – strengthen to “will require”, 2nd half of sentence should be deleted (“where the above . . .” etc); • Delete last 2 sentences and place water conservation under new “Water Supply and Drainage” section. 	<p>Accept. Accept that policy ENV6 clearly refers to all major development proposals and this should be reflected in the brief. New section ‘Drainage and Flooding’ to be included in section 3, to include final sentence of ‘Energy Efficiency’ section.</p>	<p>Insert new sentence to read ‘Proposals for major new development will be required to incorporate energy efficient layouts and designs and, where possible, heating schemes and exploit the potential of renewable resources’.</p> <p>Replace ‘The Borough Council wishes to encourage’ with ‘The Borough Council will require’.</p> <p>Delete 2nd part of first sentence (‘where the development’).</p> <p>Delete penultimate sentence relating to building regulations.</p> <p>Move the final sentence of the section to the new section on Drainage and Flooding.</p>
		<p>Contaminated Land (ENV 3) – “remediation” of landfill gases could potentially provide energy source if trapped methane from landfill/ coal voids, can be recovered/converted to electricity.</p>	<p>Accept in part. GBC understands that Lambley Lane was not an engineered landfill site (as Dorket Head and Burntstump were) and therefore would not have a cap. As such, the gas is not currently contained which would make it easy to draw to a vent and use. The text will be amended to require</p>	<p>Add new text to the end of the 2nd paragraph under the heading ‘Contaminated Land (Policy ENV3)’ to read: ‘As such, a feasibility study will be required, using the monitoring data collected to establish if such a scheme would be feasible and/or cost effective’.</p>

			a feasibility study, using the monitoring data collected to establish if such a scheme is feasible and/or cost effective.	
		<p>Air Quality (ENV11) –</p> <ul style="list-style-type: none"> • 3rd sentence – unclear how any rise in pollutant levels will be justified. • 4th Sentence: - clarify reference to Environmental Protection section. 	<p>Accept in part. The Development Brief requires an Air Quality Impact Assessment to be submitted in support of the planning applications. If this demonstrates that air quality standards are not met then appropriate mitigation measures will be required. Increases within the statutory limits, whilst not being ideal, do not necessarily fall within Air Quality Management conducted by the LA.</p>	<p>Amend the penultimate sentence of the Air Quality section on P12 to refer to the Borough Council's Environmental Protection section.</p>

25 Apr 2006 (email)	Nottinghamshire County Council, Sustainability Team [Continued]	<p>4. Development Principles –</p> <ul style="list-style-type: none"> • Status of EMDA illustrative masterplan unclear – replace with more diagrammatic presentation. • The text in support of the masterplan on page 13 is more concerned with setting out requirements rather than principles. • Messages of overlapping sections need to be more balanced and consistent. 	<p>Accept in part. The masterplan provides an illustration of how the site might be developed and as such it is considered helpful to retain it. Reference will be added to the masterplan to clarify that the final scheme may vary according to engineering considerations re the GAR. Replace the heading ‘development principles’ with ‘development requirements.’ In the interest of clarity, all information required in support of planning applications will be listed at the end of the first chapter (Introduction).</p>	<p>P15 – <i>Figure 03 – Illustrative Masterplan</i> – Add new text to the end of the first paragraph of section 4 to read ‘With many aspects of the development (notably the GAR) still to be determined, the development may differ considerably in its final form.’</p> <p>Amend the heading of chapter 4 to ‘Development Requirements’.</p> <p>List all information required in support of planning applications at the end of chapter 1.</p>
		There are some omissions from references	Accept. Since the	Update text relating to Energy Efficiency

		<p>to sustainability principles in the brief:-</p> <ul style="list-style-type: none"> • Highlight climate change issues, especially under construction, microclimate and drainage; • Promote other forms of micro-generation; • Large scale renewable energy generation/ on-site infrastructure should be investigated to serve emerging community – wind power/ coal mine methane recovery would appear to be feasible; • In absence of the above, should adopt low-carbon CHP schemes; • Infrastructure and drainage – refer to SuDS. 	<p>preparation of the draft brief, PPS: Planning and Climate Change (Supplement to PPS1) has been published (12/07). Text on page 11 under the sub-heading ‘Energy Efficiency (Policy ENV6)’ to be updated to take account of this.</p> <p>See comments above relating to methane recovery.</p>	<p>(Policy ENV6) to take account of Planning Policy Statement: Planning and Climate Change (Supplement to Planning Policy Statement 1) (December 2007).</p>
--	--	--	---	---

Post-consultation Comments (February-May 2008)

Respondent Details	Summary of Representations	Borough Council's Response	Proposed Modification
Gedling Borough Council – Development Control	Alter emphasis of first paragraph of the brief to clarify that site is proposed for mixed use, not just for housing.	Accept.	Delete first two sentences. Replace the fourth sentence onwards with ‘The site will also contribute towards the provision of employment land within the Borough and, as part of the overall development of the site, community facilities are required. The development will also fund the

			construction of the Gedling Access Road. The purpose of this Development Brief is to establish development aims 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. The preparation of the Development Brief is required in accordance with the Council's Local Development Scheme and, through its preparation, the local community and other stakeholders have been invited to influence the future development of the former colliery and Chase Farm'.
Gedling Borough Council – Development Control	Move first two sentences of the first paragraph to form a new paragraph.	These two sentences do not assist the explanation of the purpose of the brief.	No change.
Gedling Borough Council – Development Control	In light of changes to first paragraph, amend 1 st sentence of 3 rd paragraph to read 'The proposed Gedling Access Road (GAR) will link Mapperley Plains and the A612 Burton Road'.	Accept.	Amend 3 rd paragraph as suggested.
Gedling Borough Council – Development Control	Delete 5 th paragraph, as the purpose of the brief is set out in the amended 1 st paragraph (see above).	Accept.	Delete 5 th paragraph.
Gedling Borough Council – Development Control	Refer to bus provision using Arnold Lane in the paragraph relating to Public Transport in section 2.	Accept.	Insert reference to Arnold Lane as suggested. Also to the text relating to 'sustainable transport' in Section 3.
Gedling Borough	It would be helpful to include a site plan showing	Accept.	Include a plan indicating the topography

Council – Development Control	basic land rises and falls.		of the area (and add cross reference in section 2 in the paragraphs relating to topography).
Gedling Borough Council – Development Control	Replace the 3 rd sentence of the first paragraph of section 3 with ‘Set out below are the main policies of the Local Plan that are considered to be of importance to the proposed development and guidance on how the proposed development should respond to the requirements of each policy. A fuller list of all policies that may be relevant to the proposal is given in Annex 2.’	Accept.	Amend the 3 rd sentence as suggested.
Gedling Borough Council – Development Control	Insert reference to Policy T3 in the paragraph relating to ‘Transport and the Gedling Access Road’ in section 3. Add that phasing of road construction may be controlled through condition or s106 agreement following negotiations at the application stage and evidence will be required to support any proposed timescale for the completion of the road.	Accept.	Add (Policy H3) after ‘Transport and Gedling Access Road (GAR)’ in section 3. Amend text relating to the GAR as suggested.
Gedling Borough Council – Development Control	Query reference to 30% below market value in text relating to affordable housing requirement.	Reject.	The text relating to affordable housing is considered to be sufficiently flexible, by requiring the details to be negotiated between the two parties at the time of the application to reflect potential changing housing needs.
Gedling Borough Council – Development Control	Insert reference to the need for a tree survey to BS5837 standards to accompany the planning applications in the paragraph relating to ‘Landscaping’ in section 3.	Accept.	Insert new 2 nd sentence to read ‘As set out in section 1, a tree survey should be provided with the planning applications in accordance with current BS5837 ‘Trees in relation to Construction - Recommendations’ in order to ensure

			that the development is suitably integrated with existing trees on the site and conflicts are avoided’.
Gedling Borough Council – Development Control	Replace ‘homes’ with ‘buildings’ in second sentence of paragraph relating to ‘energy efficiency’.	Accept. The brief relates to the whole site, and not solely to residential development.	Replace ‘homes’ with ‘buildings’ in the paragraph relating to ‘energy efficiency’.
Gedling Borough Council – Development Control	Amend second paragraph relating to ‘energy efficiency’ to strengthen reference to Zero Carbon homes.	Accept.	Add new final sentence to this section to read ‘In any event, houses that are eco-friendly are likely to increase their marketability’.
Gedling Borough Council – Development Control	Explain reference to ‘GDO’ in the paragraph relating to ‘contaminated land’.	Accept. In the interest of clarity, this reference should be deleted.	Delete reference to ‘GDO’.
Gedling Borough Council – Development Control	Amend wording of 3 rd paragraph relating to ‘contaminated land’ to aid clarity.	Accept.	Replace 1 st sentence of 3 rd paragraph with ‘At least 24 months of subsurface gas monitoring results must be submitted to the local planning authority prior to the assessment of any planning application, because of the potential risks associated with sub surface gas as a result of the site’s former uses’.
Gedling Borough Council – Development Control	Should text relating to ‘local nature conservation’ refer to enhancement as well as retention? Include reference to need for an ecological survey.	Accept in part. The reference accurately reflects Policy ENV36 of the Adopted Local Plan.	Add text to read ‘As set out in section 1, a landscape and visual impact assessment, and surveys of vegetation, birds and invertebrates should be submitted in support of the planning applications’.
Gedling Borough	Reference should be made to ‘Manual for	Accept.	Add a new sentence to this paragraph to

Council – Development Control	Streets’ in the paragraph relating to ‘Highway Design’.		read ‘In formulating the layout for the site, prospective developers should address the issues raised in the joint Department of Transport and Communities and Local Government’s “Manual for Streets” (2007). It demonstrates how well-designed streets and spaces can strengthen the whole community and shifts the emphasis from just the car-centred transport function’.
Gedling Borough Council – Development Control	Should section 3 refer to Policy S11, given the requirement for a new local centre to be provided as part of the development?	Reject.	The need for a new local centre is addressed in section 4: Development Requirements.
Gedling Borough Council – Development Control	Amend the Design Guidelines section to refer (under ‘linkages and ease of movement’) to the need to provide links to the proposed Country Park.	Accept.	Amend the 3 rd bullet under the heading ‘Linkages and Ease of Movement’ to read ‘A high level of connectivity should be achieved between the new residential area and the existing recreation ground at Lambley Lane, as well as the proposed Gedling Country Park to the Gedling Borough Council – Development Control north east of the development site;’
Gedling Borough Council – Strategy and Performance	Include reference to the Greater Nottingham Retail Study.	Accept.	Add new text in section 4: ‘New Local Centre’ to read – ‘The Greater Nottingham Retail Study (January 2008) was undertaken to assess the need and capacity for additional retail floorspace in Greater Nottingham. The report concludes that, in Gedling, there is capacity for a new food superstore to be located in the general area between Mapperley Plains and Carlton Square.

			Any new comparison goods floorspace should be provided on the edge of Arnold Town Centre or in a new district centre also incorporating the new food superstore. Potential sites to accommodate the identified capacity between Mapperley Plains and Carlton Square are recognised as limited, given the built up nature of the area. However, it may be that the Gedling Colliery/Chase Farm development site would offer an opportunity to address this issue’.
Gedling Borough Council – Strategy and Performance	Enhance the reference to the Country Park proposals on the former tip area.	Accept.	Appropriate reference to be added to section 2 ‘location’.
Gedling Borough Council – Leisure	Amend references to LEAP/LAP/NEAP to play facilities. Refer to the possibility of joint use of new facilities with the new school. Clarify that the open space provision should be for two open spaces, each to include a LEAP and public art. Links between the open spaces should be designed to encourage walking or cycling.	Accept.	Amend the first paragraph under ‘Open Space (Policy R3)’ in Section 3 to read:- ‘Policy R3 requires that a minimum of 10% of the gross site area be provided as open space or a minimum of 20sqm per dwelling whichever is the greater. To meet this requirement, two attractive and function open spaces should be provided, each to include a Local Equipped Area for Play (LEAP) and public art. The public art should be integral to the open space and the rest of the public realm. The possibility of developing some joint use facilities with the proposed school should be investigated to obtain maximum facilities for the community. As far as practicable these facilities should be provided on flat level ground within 5 – 10 minutes

			walking distance (i.e. 400 -700 metres of the dwellings). Links between the open spaces should be designed to encourage walking and cycling’.
	<p>The formal sports provision is to be provided by improvements to the adjacent Recreation Ground.</p> <p>Update figures for 2004/05 to 2007/08. Include 2008/09 figures when available.</p>		<p>Amend the second paragraph under ‘Open Space (Policy R3)’ in Section 3 to read:- ‘In order to meet the remainder of the requirement of Policy R3, opportunities for improving the existing recreation ground at Lambley Lane in lieu of provision of new sports pitches on site should be considered as a more appropriate measure for the local community. Improvements should include levelling, drainage and changing facilities, the details of which will be a matter for discussion and agreement with the Council’s Leisure Department. A commuted sum will be negotiated with the developer for maintenance (at 2007/08 prices these equated to £4.02 / sqm for play areas and Informal Sports Facilities and £0.59 /sqm for amenity open space. Further guidelines are contained in the Borough Council’s Supplementary Planning Guidance: ‘Recreation Planning (Final Edition 2000)’.</p>
	<p>Refer to the NICE guidance note 8 ‘promoting and creating built or natural environments that encourage and support physical activity’.</p>	Accept.	<p>Amend the reference to open space and play provision in section 4 to read:- ‘Open space and play provision – the illustrative masterplan shows significant structural planting making use of existing hedgerows and provides a series of</p>

			linked spaces and play facilities. The requirement for open space and play provision is addressed in the previous section. In meeting this requirement and in all elements of the overall layout, full consideration should be given to the benefits of encouraging and supporting physical activity as set out in the National Institute for Health and Clinical Excellence document 'Public Health Guidance 8 (23 rd January 2008): Promoting and creating built or natural environments that encourage and support physical activity.'
Local resident	Suggest that the safeguarded railway line could be used as a footpath and/or cycle way in the short term, until such time that the mineral line is reopened as a passenger rail facility.	Agree.	Add new bullet to 'Linkages and Ease of Movement' in section 4 to read:- 'Consideration should be given to the short term use of the safeguarded railway line as a footpath and/or cycleway, to link the development with the Local Nature Reserve at Stoke Bardolph Lagoons and the River Trent (subject to the approval of Network Rail, as landowner).'
General	Update sustainability appraisal to take account of more recent guidance and to ensure consistency with the appraisals prepared for development briefs prepared since the publication of the draft document.		Sustainability Appraisal to be reworked to improve readability and for consistency of format with the appraisals for subsequent development briefs. Account to be taken of 'Practical Guide to the SEA Directive' (ODPM, Sept 2005). Account to be taken of 'Sustainability appraisal of Regional Spatial Strategies and Local Development Documents'

			(ODPM, Nov 2005). Sustainability objectives reworked for consistency with the appraisals for subsequent development briefs. The table 'appraising the effects of the brief' to be reworked in light of the above.
General	Include reference to the Communities and Local Government Publication 'Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society' (25 February 2008).		Add new text at the end of the section relating to Housing in Section 4 to read 'The Government advises in it's 'Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society' document (February 2008) that it's aspiration is for all new housing to be to Lifetime Homes Standards by 2013. The Standards are to be made a mandatory part of the Code for Sustainable Homes and the government is to support industry to encourage take-up on a voluntary basis over the next few years. A review of take-up will be undertaken in 2010, with a view to bringing forward regulation in 2013 if take-up in the private sector has not matched market need or expectations. Given this context, all dwelling constructed on the Gedling Colliery/Chase Farm site should meet the Lifetime Homes Standards. The 'Lifetime Homes, Lifetime Neighbourhoods' document suggests that through design and access statements developers have the opportunity to identify how Lifetime Homes have influenced their approach to

			density and layout on a site. The design of houses to achieve the appropriate rating level under the Code for Sustainable Homes (see Section 3) offers an appropriate opportunity to prospective developers to incorporate the Lifetime Homes Standards’.
CABE	Make reference in the introduction to the important content of section 4 ‘Development Requirements’.	Accept.	Add new text to section 1, to cross refer to the key developer requirements for bringing forward the site as set out in section 4.
CABE	The Brief should include reference to the Building for Life quality standard.	Noted.	Section 1 already requires the Design and Access Statement to demonstrate how the proposed design of the development takes account of ‘Building for Life’.
CABE	There are some respects in which the illustrative masterplan potential contradicts the intentions of the brief, for example:- <ul style="list-style-type: none"> - The brief requires front facing development whereas the masterplan appears to suggest the development is separated from the perimeter roads by a green buffer. - The brief requires connectivity with existing facilities, whereas the masterplan appears to disconnect the development from Arnold Lane and Gedling. The new estate is very introverted eg the school and local centre do not present themselves as facilities fro the wider community. - The brief requires protection of the SINC and existing hedgerows, but these are not defined on the masterplan. - The topographical survey does not appear to 	Accept.	It is accepted that the masterplan is out of date and although it usefully defines the areas under consideration, the proposal illustrated does not accord with all of the ambition of the brief. As such, the caveats relating to the brief will be strengthened and it will be made explicit that the requirements of the brief supersede the masterplan such that we do not expect submissions to conform to this layout.

	<p>have informed the masterplan.</p> <ul style="list-style-type: none"> - The brief looks to maximise views to Gedling Church, which is not reflected in the masterplan. - The masterplan makes no reference to the possibility of a new superstore. 		
	The brief should include reference to Manual for Streets.	Noted.	Section 1 already requires the Design and Access Statement to demonstrate how the proposed design of the development takes account of 'Building for Life'. In addition, section 3 also refers to the 'Building for Life' under the heading 'Highways Design and Parking Guidelines.
	More information should be included in the brief on process, structures and anticipated timetables for progression towards a detailed application and implementation.	Accept.	<p>Add new text to section 1 to read as follows:-</p> <p>In order to ensure that the aspirations of the Council are met and that there is a focus on quality, a development team has been set up comprising representatives from all of the sections of the Council that will be involved in the determination of the planning applications. These representatives include Development Control, Planning Policy, Leisure, Environmental Protection, Design, Building Control and Communications.</p> <p>Throughout the processing of the planning applications, external advice will be sought from OPUN (the Architecture and Built Environment Centre for the East Midlands), CABE (Commission for Architecture and the Built Environment).</p>

		<p>Nottinghamshire County Council as the highways authority will be consulted on the planning applications relating to the development site and the Gedling Access Road. It is anticipated that meetings would be held throughout the application process to discuss issues, both with County Highways and the applicants. The County Council will also input into the process with regards to landscaping and nature conservation issues.</p> <p>It is anticipated that initially an outline planning application will be submitted for the development area accompanied by a detailed planning application for the Gedling Access Road. The outline application for the development area will need to provide indicative layouts, scales, appearance, access and landscape and parameters should be set and defined as part of the outline application Design and Access Statement. The Design and Access Statement should prompt discussion and evolve through to the reserved matters stages. The Design and Access Statement and the parameters set as conditions at outline stage will be used to inform the preparation of the reserved matters applications. Design codes may need to be devised to deal with the likely sub division of the site to different developers.</p>
--	--	--

			<p>The process and timing of the arrangements for delivering the aspects of the development that are to be funded, planned or delivered by different parties (ie the residential component, highways, employment land, education, retail, community facilities, open space and recreation) will be addressed by the Section 106 agreement attached to the grant of planning permissions.</p>
--	--	--	--

SECTION 2: NEIGHBOUR REPRESENTATIONS

During the consultation period, 3 representations were received from the following neighbours, concerning the draft development brief:-

Date Received	Respondent Details
30 March 2006	Mr & Mrs G Roe 5 Blackhill Drive, Carlton, Nottingham. NG4 3FT
31 March 2006	Ron Hodges (Scout Group Leader, 3 rd Woodthorpe (St Mark's) Scout Group) 2 Knighton Road, Woodthorpe, Nottingham. NG5 4FL
3 April 2006	Mr & Mrs M Reeves 135 Arnold Lane, Gedling, Nottingham. NG4 4HF

In addition, informal meetings/ telephone discussions were held with other individuals during the consultation period, addressing requests clarification regarding the role and status of the brief.

As for the 3 formal representations received, these address a number of pertinent **valid/ duly made** issues contained within the development brief. In most cases, these key issues are raised in several representations (both consultee and neighbour responses) and are summarised in the following table, with the Borough Council's response to each and proposed modification, where appropriate:-

Summary of Issues Raised	Borough Council's Response	Proposed Modification
Form, massing and layout		
<p>The brief proposes 4/5 storey dual aspect development that will allow green corridors to be overlooked –</p> <ul style="list-style-type: none"> • Having landscaped the area, do not then want 4/5 storey “folly”; • Gedling already has an outstanding historical feature ie Gedling Church. 4/5 storey dwellings would be out of character; • Stated reason for 4/5 storeys is to allow “gaining of a view across green corridors”, but planning law does not allow objection on grounds 	<p>In accordance with national planning policy and policy H8 of the Replacement Local Plan, the site should be developed at 40-50 dwellings per hectare. To enable a range of house types and densities to be achieved, some areas will be lower density and others will be higher density and consequently some element of taller development is likely to be required. Rather than specify the number of storeys, it is suggested that the details of the layout and design proposed be considered at the application stage.</p> <p>The Police Architectural Liaison Officer has been consulted re design and supports natural surveillance (or overlooking) to assist the security/safety of green corridors and public spaces.</p>	<p>Amend final bullet of ‘Form, massing and layout’ in the Design Guidelines section to read as follows:- ‘By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked’.</p>

of “loss of view”.		
<p>The SCI (Environmental Appraisal?) Document states that the proposed development has to have an acceptable relationship to existing properties around and should not have an unduly detrimental, overbearing overshadowing or overlook adjacent properties. Suggests a maximum of 3½ storeys.</p>	<p>In accordance with national planning policy and policy H8 of the Replacement Local Plan, the site should be developed at 40-50 dwellings per hectare. To enable a range of house types and densities to be achieved, some areas will be lower density and others will be higher density and consequently some element of taller development is likely to be required. Rather than specify the number of storeys, it is suggested that the details of the layout and design proposed be considered at the application stage.</p>	<p>Amend final bullet of ‘Form, massing and layout’ in the Design Guidelines section to read as follows:- ‘By developing dual aspect buildings of more than 2 storeys, parts of the proposed green corridors could also be overlooked’.</p>
<p>No objection by 3rd Woodthorpe Scout Group to housing on allocation site, so long as –</p> <ul style="list-style-type: none"> • No land-take requirements from scout land fronting Arnold Lane/ Plains Road; • Development does not reduce/ change scouting activity on premises. <p>Improvements may be necessary at the Arnold Lane/Plains Road junction as a result of the development. The County Council do not anticipate that these improvements will impact on the Scout land. If so, then no objection to the development brief. If there is land take from the Scout land then would object.</p>	<p>Comments noted. The development area is identified on the Local Plan Proposals Map. The line of the proposed Gedling Access Road as identified on the Proposals Map is intended to indicate the route of the proposed road. As the engineering solution is finalised, it is accepted that there may be minor changes to the alignment as shown on the proposals map, although any more major changes to the route would need to be advertised as a departure. With regards to the width of the road corridor, the land take for the road will be somewhat greater, due to the need for cuttings and embankments as appropriate for the highways solution as agreed with the County Council highways department. If existing scout land is required (e.g. for the new road), negotiations will need to be entered into, between the Scout Group (as interested landowner) and the developer, to identify a suitable replacement site/ facility for the Scout Group.</p>	<p>Add new text to P6 – Land Ownership – to read “Several private landowners own land affected by the Gedling Access Road, between Carlton-le-Willows School (Burton Road, A612) and Mapperley Plains (B684).”</p>
Gedling Access Road (GAR)		
<p>At public meeting held in 2000, were assured that the access road would be provided before any buildings were built. Brief</p>	<p>Comments noted. The allocation was included in the Adopted Local Plan on the basis that the new road would be privately funded.</p>	<p>Text on P10 ‘Transport and GAR’ to be amended as outlined above.</p>

<p>suggests that this now may not be the case, as the road is to be funded privately.</p> <p>No timescale for the provision of the road.</p>	<p>A letter dated 7/3/08 from County Highways confirms that the occupation of up to 300 houses in advance of the completion of the GAR will be considered. A formal Cabinet resolution will be required by the County.</p>	
<p>The construction of additional housing with no provision to remove traffic from Arnold Lane would have catastrophic consequences, to the level of traffic on Arnold Lane and would create gridlock on Shearing Hill. Are emergency services aware of development plan without new road?</p>	<p>The Police Architectural Liaison Officer and Highway Authority have both been consulted on the Brief.</p> <p>The Highway Authority has given due consideration to the timing of the construction of the GAR and responded accordingly.</p>	<p>Text on P10 'Transport and GAR' to be amended as outlined above.</p>
<p>Conservation – Much wildlife evident around site – active rabbit warrens, badger setts, barn owls etc.</p>	<p>English Nature, the County Council (Conservation Officer) and Notts Wildlife Trust have all been consulted re existing biodiversity on site and have responded accordingly. The Borough Council relies upon clear/ technical advice regarding the natural environment, provided by these bodies. Comments supplied will be incorporated into the final document.</p>	<p>No change.</p>
<p>Bus routes – Brief refers to service for new development – link with existing services along Arnold Lane. 44/45 services turns onto Arnold Lane (Gedling village), then left onto Shelford Road.</p>	<p>The quality of existing bus services has been raised by 3 respondents, who do not consider the existing 44/45 bus service to be “good”. Accept that the word “good” is not substantiated in the document.</p>	<p>P5 – Revise Public Transport section to delete the word ‘good’ and to add a new sentence to read ‘The existing 44/45 bus service adjacent to southern part of site provides a frequent but circuitous route from Arnold Lane that takes 30 minutes to City Centre’.</p>