

Question:

Since the recent U-turn by Gedling Borough Council on the sale of land in Killisick Fields site H8, I have had cause to study documentation in relation to the Gedling Local Plan, including the Development Brief 2019. It is this document which made it apparent to me that the land within H8 had been green belt land, but was re-designated with the adoption of the Local Plan and included in the housing allocation for development. I have yet to find a resident who was aware of this at the time, many still being totally unaware. I have highlighted concerns around the processes implemented to bring this about in writing to Gedling Borough Council, and how, in my opinion, this has been used as a means to increase the value of their land – as well as that of the other landowners in whose interest it would be to sell simultaneously with Gedling Borough Council. This has led me to dig deeper... In the Development Brief 2019, there is a field to the east of site H8 beyond Darkey's Wood which is labelled as 'potential green belt recreation area' with suggestions of a LAP/LEAP (Locally Equipped Area For Play) and an ISF (Informal Sports Facility, also described as 'e.g. kick about area'). It also talks about the need for lighting etc. They even mention it in relation to present and future housing. Lo and behold, having queried ownership, Gedling Borough Council confirm this field is owned by them. This land is green belt (still) and protected as such – it is NOT included in the Local Plan under either nearby site, H7 or H8. Any such structures would not be in keeping with the green belt and, with the proposed sale/development of site H8 will further decimate the local environment, increasing the impact on the Hobbucks Local Nature Reserve and the resident wildlife.

What does Gedling Borough Council consider to be appropriate development within its green belt policy?"

Answer:

To provide background context, the site is allocated for housing in the Local Planning Document Part 2 Local Plan - the general principle of developing housing on this site is established. The Council has a statutory duty to prepare a local plan and allocate land for housing development to meet our local housing requirements, which are determined by the Government. The need to meet housing requirements was the Council's key objective for allocating this land and not to increase the value of the public asset.

The Local Planning Document which was subject to extensive public consultation was examined by an independent Planning Inspector who endorsed the plan and the Killisick Lane housing allocation. It was adopted by Gedling Borough Council on 18th July 2018 and at this point the Killisick Lane site was removed from the Green Belt. The Local Planning Document was voted for unanimously by all Gedling Borough Councillors and all political parties represented on Gedling Borough Council at the

time. All current Conservative members of the opposition who served on Gedling Borough in 2018 and attended the Full Council meeting on 18th July 2018 voted in favour of removing Killisick Lane from the Green Belt and the H8 Killisick Lane site being allocated as a site for housing in the Local Planning Document.

To support the Killisick Lane housing allocation and two others to the south-east, including the site currently under construction by Davidsons Homes on Mapperley Plains, a Supplementary Planning Document has been prepared in order to add detail to the requirements for the sites. This was also subject to a period of public consultation at the end of 2018 and was adopted by Cabinet in 2019. The land to the east of the Killisick Lane allocation has not been removed from the Green Belt. It is, however, identified as a potential recreation area with connections to sites and the wider public rights of way network. National Planning policy permits recreational uses, providing the openness of the green belt is preserved. At this time, no proposals have been advanced by the Council to develop this land. As it is green belt, any proposals would need to protect openness and may be subject to planning permission.