

GEDLING BOROUGH ALIGNED CORE STRATEGY

Policies Map

August 2014

Part of the Gedling Borough Local Plan



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Introduction

Gedling Borough Council is in the process of producing a new 'Local Plan'¹. The Aligned Core Strategy is part of this Local Plan and provides the strategic vision for development across the Borough of Gedling and the two partner local authority areas until 2028.

The Aligned Core Strategy was submitted for independent examination by a Planning Inspector in June 2013 and hearings were held in October and November 2013 and in February 2014. As a result of the hearings and consultee representations, Main Modifications to the Publication Draft Aligned Core Strategy were proposed by the Councils and consulted on.

The Planning Inspector issued her report on 24th July 2014, concluding that the Aligned Core Strategy is 'sound' and a suitable foundation for the planning of the area over the next 14 years. The Inspector has recommended that all but one of the Main Modifications are made.

Local planning authorities must maintain an adopted policies which shows geographically the application of policies, proposals and designations in the adopted development plan. The present adopted map for Gedling Borough is the Gedling Borough Replacement Local Plan Proposals Map adopted on 12th July 2005. The regulations require that the policies map is revised each time that a development plan document is adopted.

Gedling Borough Aligned Core Strategy

Alongside the publication of the Gedling Borough Aligned Core Strategy, Gedling Borough Council is required by regulations² to identify how the existing adopted proposals map will be altered by the strategic allocations contained within its policies and proposals. This document, therefore, shows how the proposals map will be altered by the adoption of the Aligned Core Strategy.

Gedling Borough Replacement Local Plan Saved Policies (2008)

Policies from the Gedling Borough Replacement Local Plan 2005 have been saved by way of a Direction issued by the Secretary of State in July 2008. These 'saved policies' are set out in Appendix E of the Aligned Core Strategy and this appendix also indicates which of these saved policies will either be superseded by policies set out in the Aligned Core Strategy or will continue to be applied following the adoption

¹ Local Plan – this is the development plan for the future development of the local area. It includes development plan documents adopted under the Planning and Compulsory Purchase Act 2004 including the Aligned Core Strategy once adopted and also saved policies from the adopted Gedling Borough Replacement Local Plan.

² Regulation 22 (1) (b) of the Town and Country Planning, (Local Planning) (England) Regulations 2012

of the Aligned Core Strategy. The continuing saved policies will be superseded by the Part 2 Local Plan (the Local Planning Document). The policies map will be updated when the Local Planning Document is adopted.

This document does not include or otherwise illustrate any of the saved policies of the adopted Gedling Borough Replacement Local Plan. It should therefore be read in conjunction with the adopted Proposals Map until the latter is replaced.

Strategic Allocations

The Aligned Core Strategy contains policies for strategic site allocations including land at Teal Close, Top Wighay Farm and land North of Papplewick Lane in Gedling Borough. As part of this, site boundaries have been defined and these are shown in the plans set out in Appendix B of the Aligned Core Strategy. The Top Wighay Farm strategic allocation carries forward an existing allocation which has been extended to include designated safeguarded land³. The Teal Close allocation reconfigures existing allocations and also incorporates the adjoining existing safeguarded land. The strategic allocation on land North of Papplewick Lane comprises entirely of land currently designated as safeguarded.

This document therefore indicates geographically the site boundaries of the strategic allocations identified in the Aligned Core Strategy and the area of land extracted from the safeguarded land designated on the adopted proposals map.

Teal Close, Netherfield

The strategic allocation reconfigures the existing allocations under Local Plan Policy H5 (Teal Close/North of Victoria Park) and also includes the adjoining existing safeguarded land. The strategic allocation at Teal Close does not require alterations to the Green Belt and the Green Belt boundaries in this area remain the same as in the Gedling Borough Replacement Local Plan. The strategic site allocation and removal of safeguarded land is shown geographically on the inset map for Teal Close (page 11).

Top Wighay Farm

The strategic allocation includes the existing allocations under Local Plan Policies H6 and E1 (a) and extends the allocated area to the north and north east to include part of the area of land which was designated as safeguarded.

The boundary of the strategic allocation follows existing recognisable field boundaries and extracts an area of the designated safeguarded land as shown on the following Inset Map. As the strategic allocation includes the existing allocated land and part of the designated safeguarded land identified in the Gedling Borough Replacement Local Plan it does not require any alteration to the Green Belt and the boundaries of the Green Belt in this location remain the same as set out in the adopted Local Plan. The strategic site allocation and reduction to the safeguarded land are shown geographically on the Inset Map for Top Wighay Farm (page 7).

³ Safeguarded land (sometimes referred to as white land) is land that is excluded from the Green Belt but safeguarded to meet longer term (i.e. beyond the plan period) needs

North of Papplewick Lane

The Main Modifications reduced the scale of the strategic allocation at land North of Papplewick Lane and, as a consequence, the strategic location covers a large proportion but not the entirety of the safeguarded land designated in the Gedling Borough Replacement Local Plan. This strategic allocation does not require any alterations to the existing Green Belt boundaries. The boundary of the strategic allocation and the area of safeguarded land extracted are shown geographically on the Inset Map for North of Papplewick Lane (page 9). This inset map also shows the area of safeguarded land that will remain.

Strategic Locations

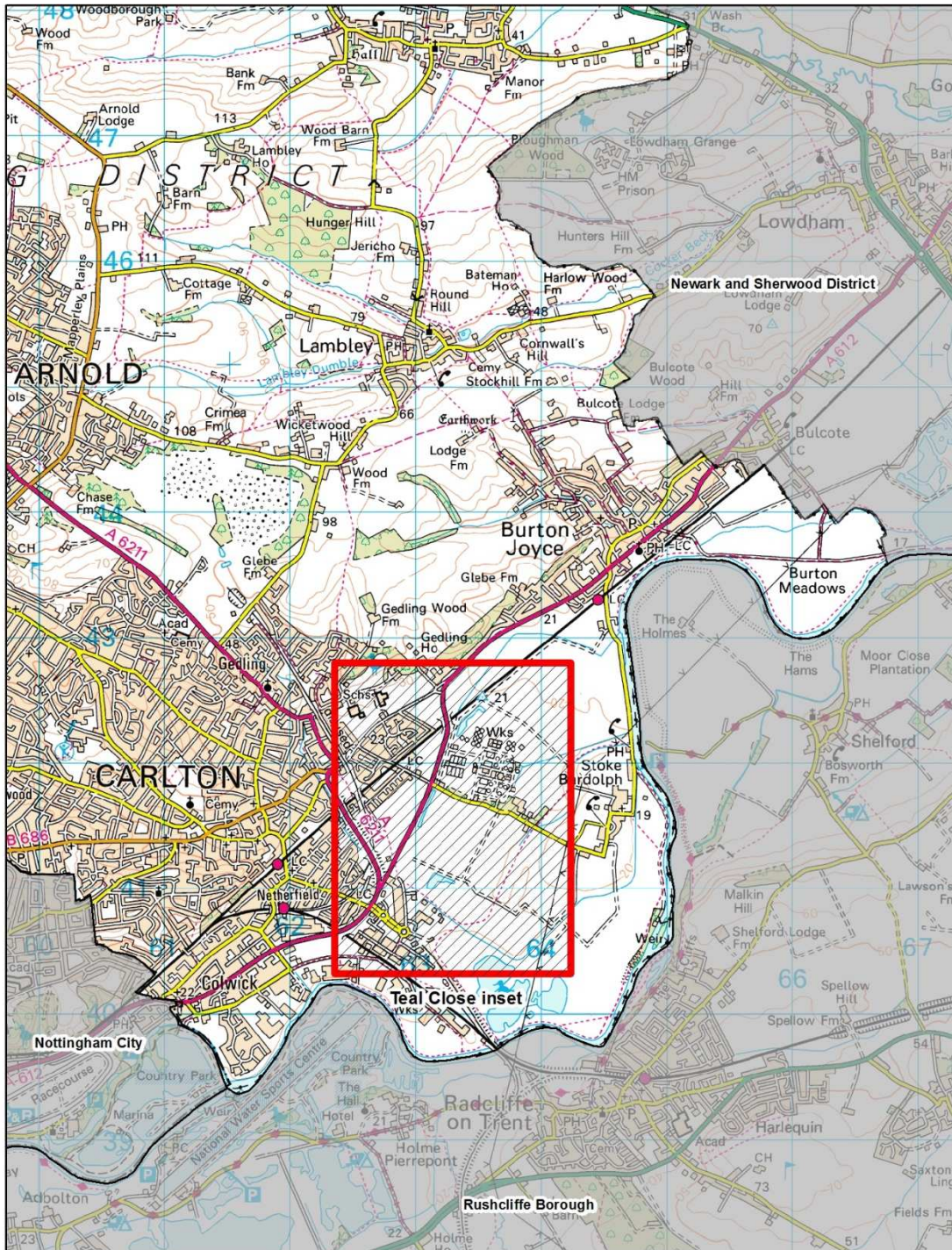
The Aligned Core Strategy for Gedling Borough as proposed to be modified contains a strategic location at Gedling Colliery/Chase Farm. Strategic locations are not expected to deliver housing in the early part of the Plan period and do not require precise boundaries to be defined in the Aligned Core Strategy as exact land requirements will be set out in Part 2 Local Plans.

Gedling Colliery/Chase Farm

Gedling Colliery/Chase Farm is an allocation in the adopted Gedling Borough Replacement Local Plan. Due to uncertainties over funding the necessary supporting infrastructure particularly the Gedling Access Road the site was included in the Submission Draft as an 'area for future development'. However, there has recently been significant progress in putting together a funding package for the Gedling Access Road and the site is to be included as a strategic location with the exact land allocation to be determined through the Local Planning Document. This strategic location is expected to deliver housing in the last 6 years of the Plan period. As a consequence, the Policies Map will need to reflect this strategic location in the Aligned Core Strategy given the deletion of Local Plan Policy H3 (Land at former Gedling Colliery and Chase Farm).

For clarification the Gedling Access Road is identified as a transport infrastructure priority in Policy 15 of the Aligned Core Strategy for Gedling Borough and this policy supersedes Policy T3 of the Gedling Borough Replacement Local Plan. In order to implement Policy 15 the land safeguarded for the Gedling Access Road on the adopted Local Plan proposals map is therefore still required for this purpose and no changes to the safeguarded route shown on the adopted proposals map is needed .

Teal Close

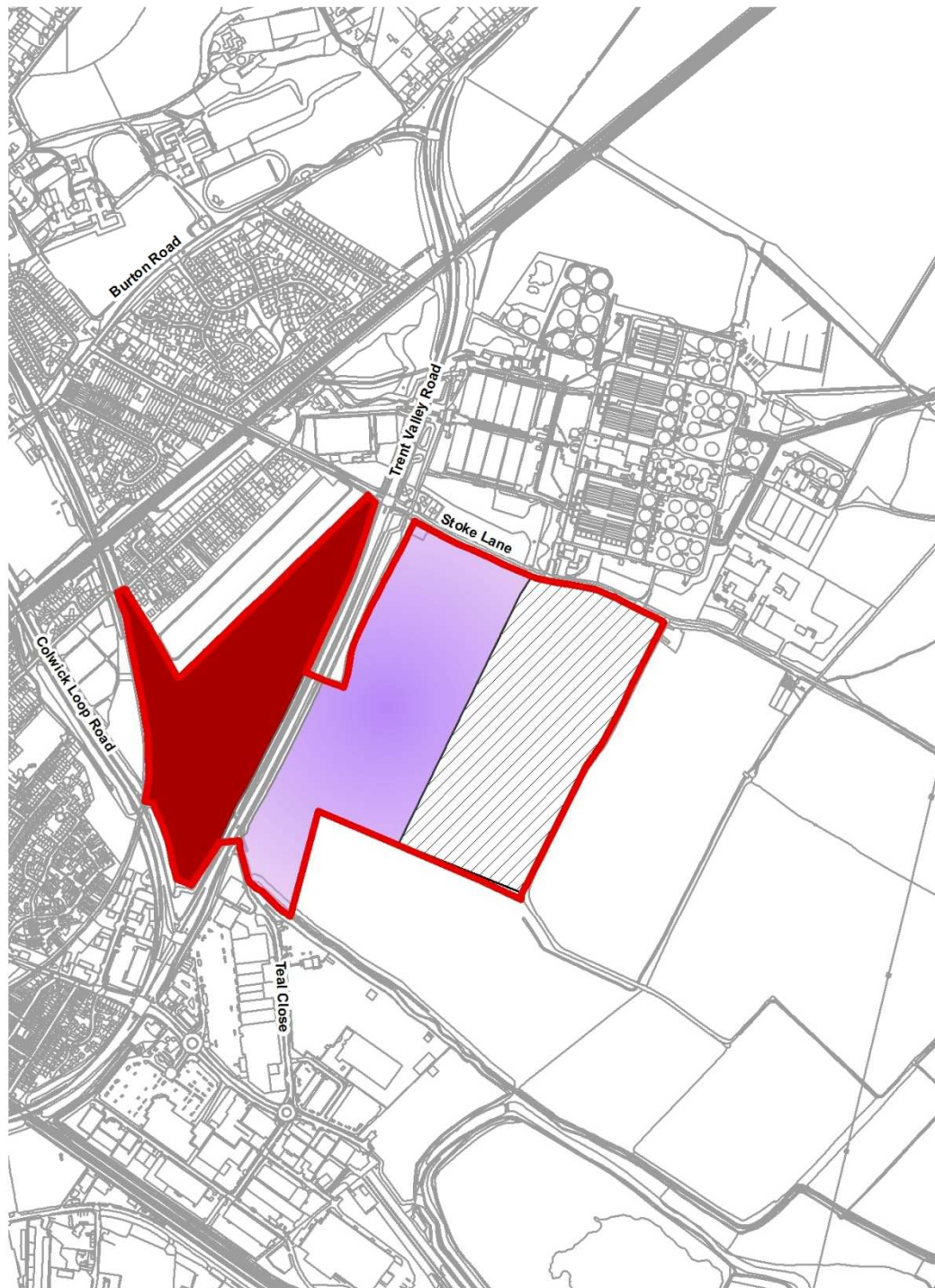


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Teal Close inset



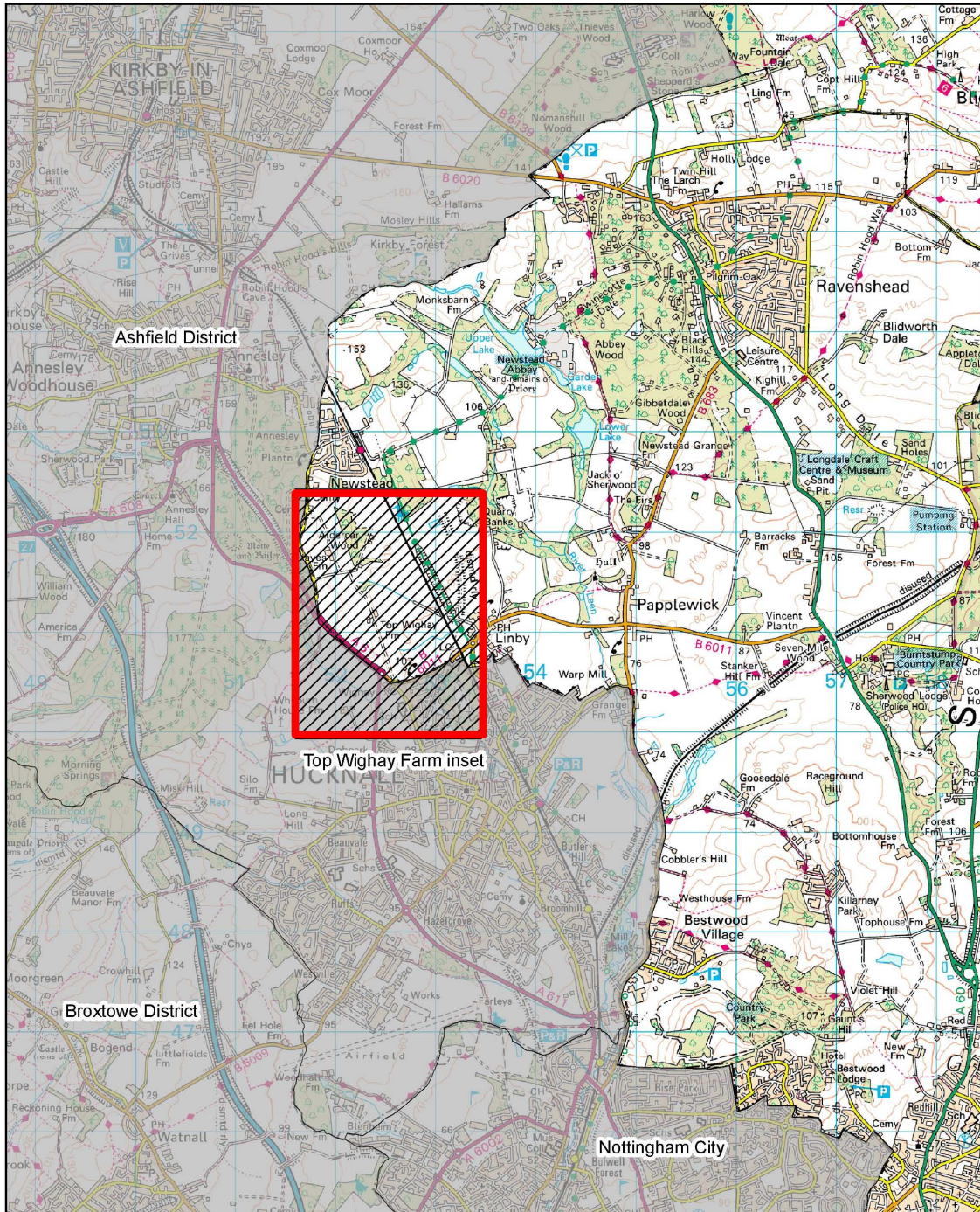
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-  Boundary of allocation
-  Area extracted from existing employment allocation
-  Area extracted from existing housing allocation
-  Area extracted from existing safeguarded land



Top Wighay Farm

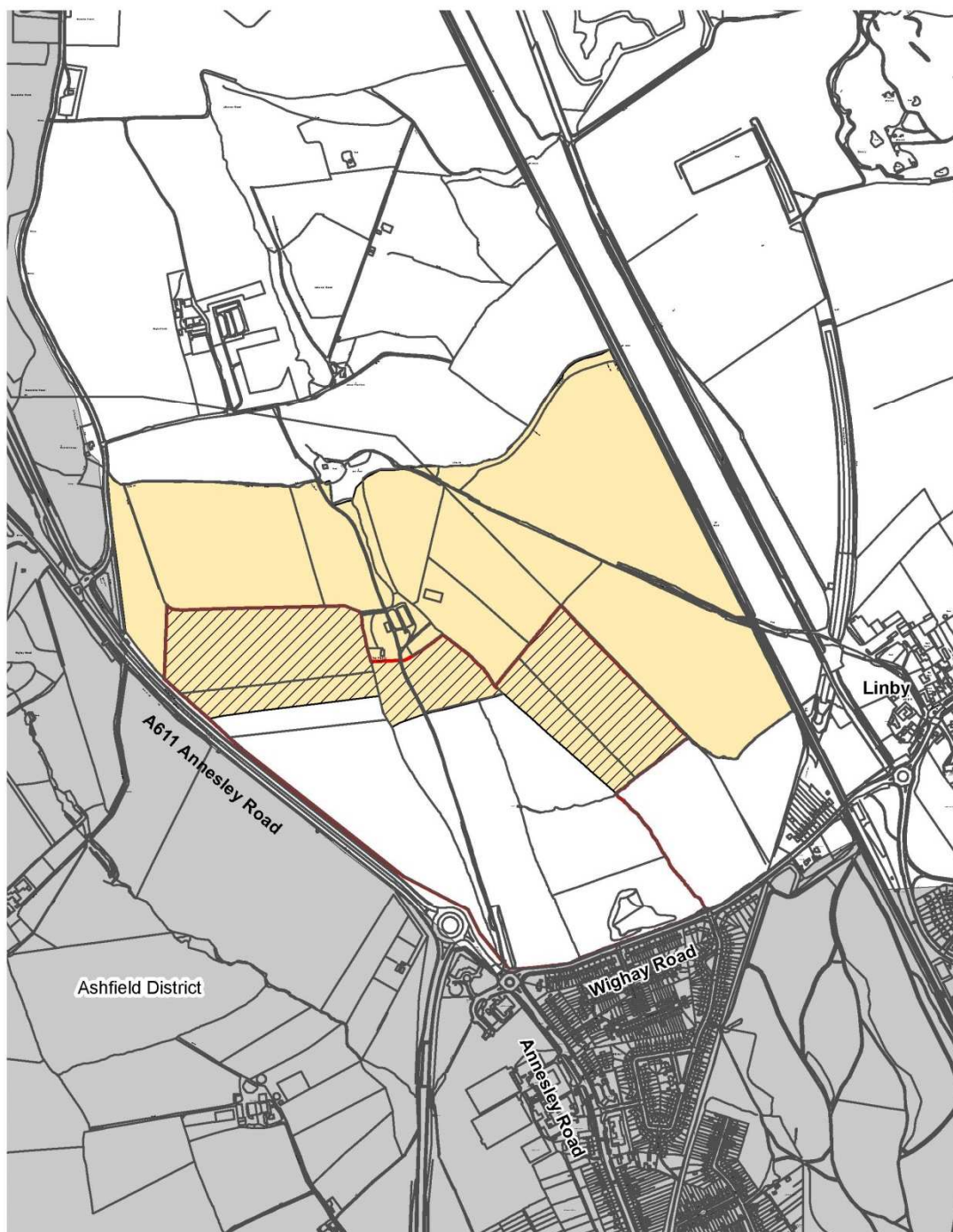


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Top Wighay Farm inset



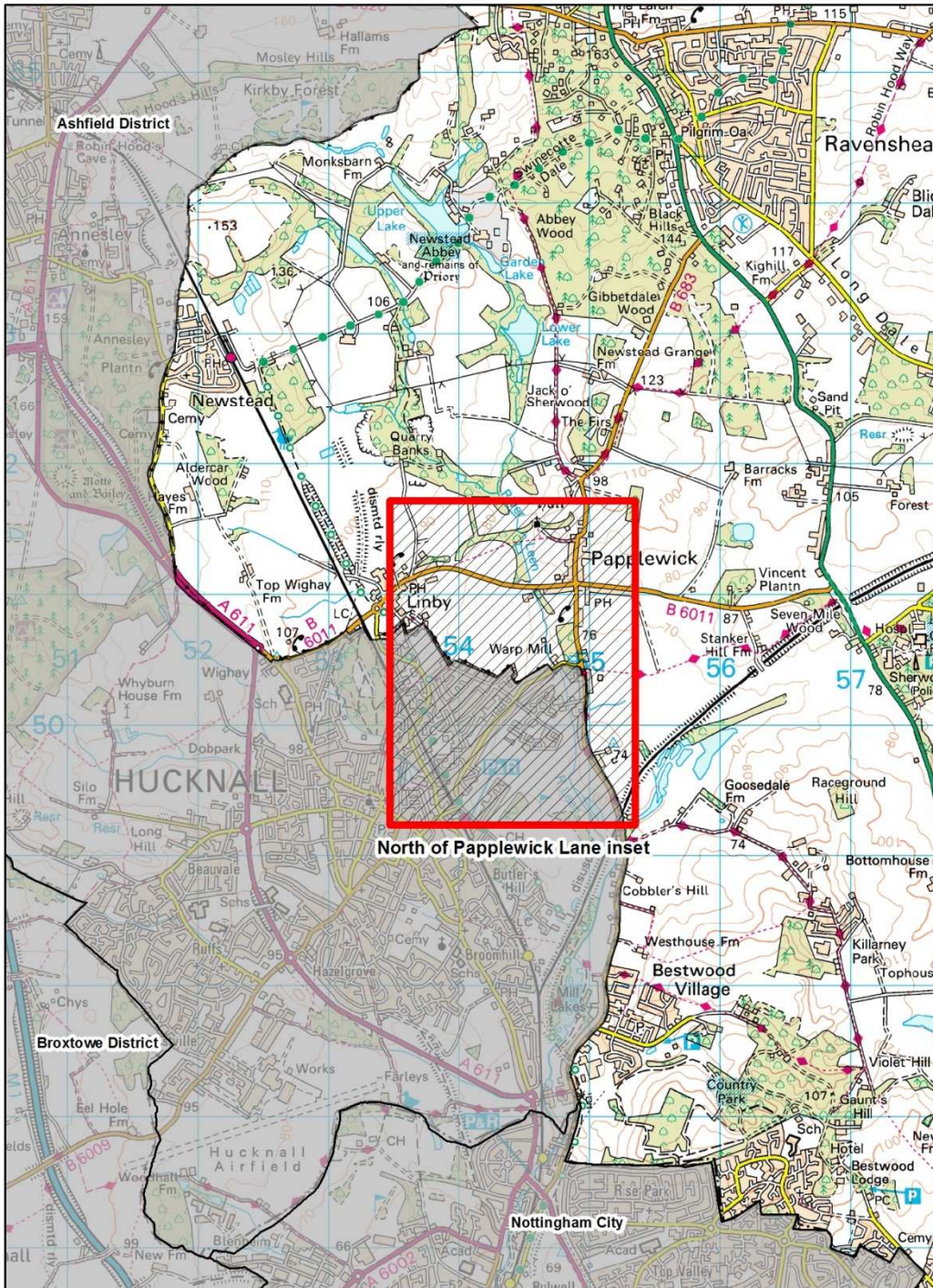
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-  Boundary of allocation
-  Area extracted from existing Safeguarded Land
-  Existing Safeguarded Land



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North of Papplewick Lane

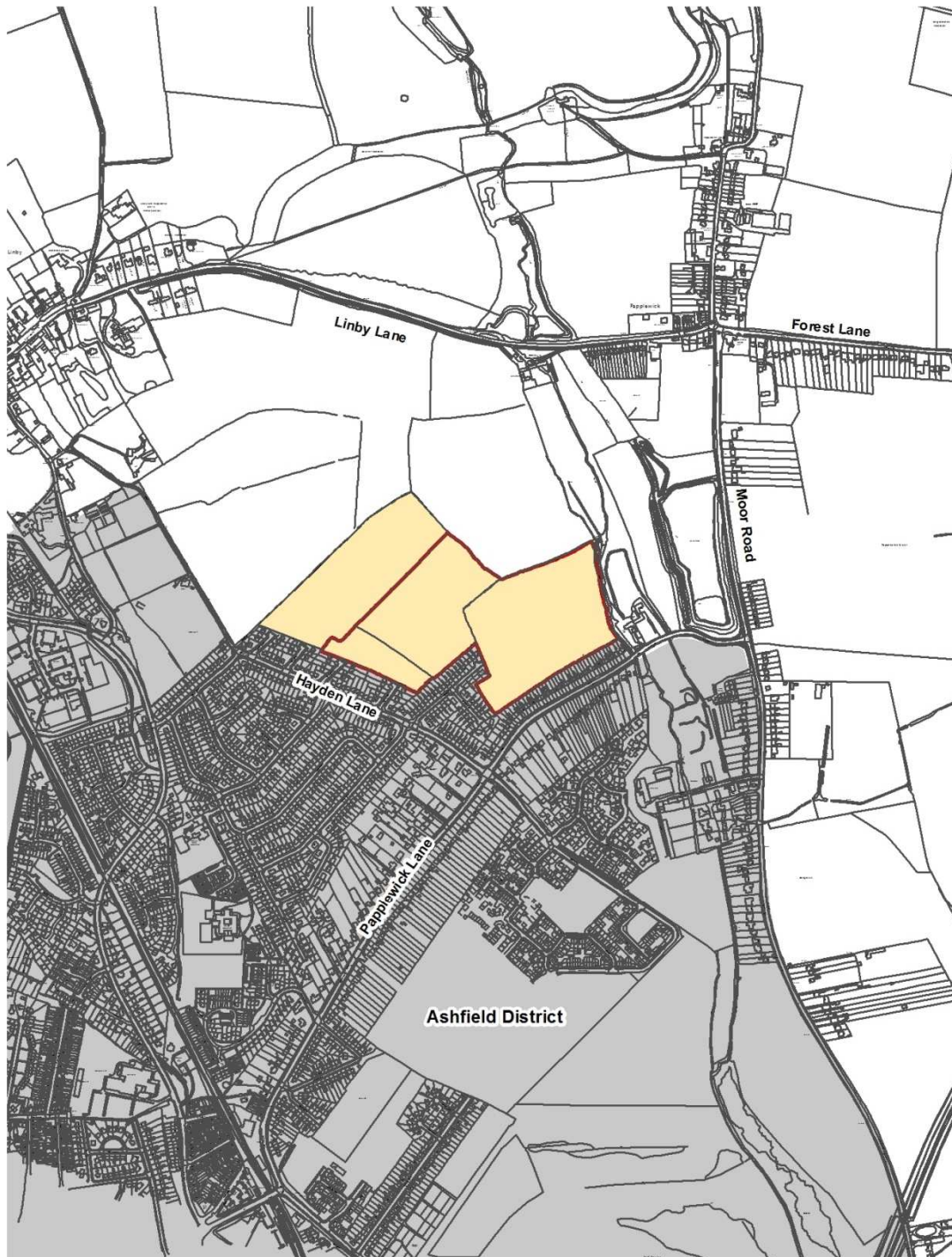


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North of Papplewick Lane inset



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