

POSITION STATEMENT

PROPOSED RESIDENTIAL SITE ALLOCATION REFERENCE H24 – LAND
OFF BROAD CLOSE, WOODBOROUGH

GEDLING BOROUGH LOCAL PLANNING DOCUMENT, PUBLICATION
DRAFT, MAY 2016

RESPONSE TO MATTER 9 – HOUSING ALLOCATIONS IN ‘OTHER
VILLAGES’

FEBRUARY 2017

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Introduction

This Position Statement has been prepared by *GraceMachin Planning and Property* on behalf of *Mr A Prestwich & K Richardson* who are the owners of the land at Broad Close, proposed for allocation within the Gedling Borough Local Planning Document Publication Draft, May 2016, under Reference H24.

The purpose of this Statement is to respond to the 'Matters, Issues and Questions' raised in response to the LPD Publication Draft and specifically in respect of Matter 9 – 'Housing Allocations in Other Villages'.

Issue 9f: Woodborough

Q15. Is the level of residential development proposed in Woodborough appropriate? [Policy LPD 70]

Our client supports the proposed level of residential development for Woodborough and welcomes the notation within Policy LPD70 which indicates that the proposed numbers for each allocated site are approximate and that planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

Woodborough is considered to be a sustainable settlement, with a good range of facilities and services, suitable to accommodate the day to day needs of its residents. These facilities include a primary school, public house, village hall, church, Spar shop and Post Office along with regular bus services into Nottingham City Centre and the wider area. The village lies within the east of the Borough and is situated just 1.5 miles to the south of Calverton and 5.5 miles to the north-east of Nottingham.

Much of the central core of the village lies within the Woodborough Conservation Area. This encompasses the historic fabric of the settlement, which runs in a linear, east-west form along Main Street, with the newer additions to the village lying beyond the Conservation Area boundary to the north and south.

Woodborough is now proposed as an inset village from the Nottinghamshire-Derbyshire Green Belt, with the majority of the built form of the settlement now removed from the previously 'washed over' Green Belt status of the village. This has allowed a suitable quantum of land to be removed from the Green Belt and incorporated within the built up area of Woodborough, to allow for the necessary residential development to deliver the spatial strategy for the Borough.

This Spatial Strategy is established through Policy 2 of the Aligned Core Strategy, adopted in September 2014, which sets out the broad spatial distribution of new homes around Gedling Borough. In order to fulfil the strategy of urban concentration and regeneration, the majority of development is envisaged within or adjacent to the main urban areas of Arnold and Carlton, followed by locations at the edge of the sub-regional centre of Hucknall and at the three key settlements for growth.

However, some growth is also envisaged at 'other villages' in order to meet local housing need. Aligned Core Strategy Policy 2.3 (d) envisages the provision of up to 260 homes within the 'other villages', including Woodborough. The proposed allocation of two Sites, (including my client's land holding at Site Reference H24), adjoining this large sustainable village, providing at least 27 no. dwellings is therefore entirely appropriate and consistent with the approach established through the Aligned Core Strategy.

An 'indicative only' masterplan has been produced by Elkington Design (see **Appendix 1**) which accompanies this Position Statement. It indicates that the site can comfortably accommodate 15 dwellings. Both open market and affordable. The site could also accommodate a mix of bungalows and houses which is reflective of the wider area.

It is considered that any further allocations of land in Woodborough would not be justified at this time. A further allocation of land taken cumulatively with the proposed allocations within the village, would result in an intensification of its built form beyond what is considered to be a sustainable and appropriate level of development.

Allocating land at Grimesmoor (6/762 & 6/763) for example would have a negative impact on the Woodborough Conservation Area and undermine and overbalance the role, function and character of Woodborough. It would result in a level of development beyond which it is considered to be either necessary or desirable to maintain or enhance the vitality and character of Woodborough's community.

Issue 9g: Ash Grove (H23) and Broad Close (H24) [Policy LPD 70]

Q16. Are the proposed allocations justified and appropriate in terms of the likely impacts of development?

The proposed allocation of land off Broad Close, Woodborough lies to the north of the settlement and encompasses a parcel of grassland lying between Broad Close to the South, Roe Hill to the east and Private Road to the north. The Site, which measures approximately 0.75 ha in size is physically and visually contained by existing residential development and sits comfortably within the built framework of Woodborough, which does not extend the built form of the settlement beyond its existing confines.

The area is characterised by existing residential development, with the southern side of Broad Close accommodating a number of single storey properties along its length, where it abuts the proposed allocation. To the east, further detached bungalows lie along the western side of Roe Hill, all of which have extensive rear gardens, which abut the proposed H24 allocation. These gardens are separated from my client's landholding beyond by mature high hedgerows, which provide significant screening between the private residential curtilages to these properties and the proposed site for residential allocation.

Site H24 has been assessed by *GraceMachin Planning and Property* and is considered to represent a sound and logical residential allocation for Woodborough. It is not a high value site in terms of its landscape or visual contribution to the locality, with the landholding already being surrounded by

existing residential development. The approximate number of dwellings envisaged for this Site could be readily accommodated, utilising a design and layout which ensures that the residential amenities of neighbouring occupiers can be protected and maintained. The main part of the Site does not encompass any trees and therefore the anticipated residential development can be accommodated without the need to remove tree species of value, whilst the existing boundary hedgerows could largely be maintained and improved through this proposal.

The Site is not located within the Woodborough Conservation Area, but consideration to this heritage asset can be given through detailed design work at the point of a Planning Application being formulated.

The Site does not contribute to any of the purposes of including land within the Green Belt and the removal of Woodborough from the 'Washed Over' Green Belt status indicates the suitability of this settlement and location to accommodate limited growth. The Site is not subject to any other policy restrictions or statutory designations which would prohibit or restrict its development in the short term and therefore the proposed allocation of Site H24 for residential development is fully supported.

Q17. Are the proposed allocations deliverable? In particular, are they:

a. confirmed by the landowners involved as being available for the use proposed?

The owners of Site Reference H24 are fully supportive of its allocation for residential development and is committed to advancing this Site through the planning process, to allow the early delivery of houses, to meet local housing need.

Furthermore, the landowners are working in partnership with the owners of a strip of land which lies between Broad Close and the main body of the proposed allocation. We would ask you to view **Appendix 2** which confirms this in writing.

b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

Initial appraisals and assessments are now underway to determine the most suitable point of access from Site Reference H24 onto Broad Close. This existing highway currently has residential development along its southern side only and therefore there is little restriction as to where the point of access can be positioned. Broad Close itself is a straight, flat local road, which has a pavement along its southern side and street lighting on the large grass verge on its northern side. Visibility along the length of this road is excellent, with unrestricted views to east and west and vehicles speeds are restricted to 30mph.

It is envisaged that an appropriate access design will be provided in due course to support this proposed allocation, which will also show pedestrian links from the Site to the south and into the heart of Woodborough. Given the location of the Site within the central part of the settlement,

pedestrian accessibility to the facilities located in Woodborough is excellent, with the school, shop and other key services all being readily accessible on foot.

c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

Work is now underway to appoint and commission suitable consultants to assess this Site in respect of its ecological value and also to determine a sustainable drainage strategy for the proposed residential development of this land. The landowner is committed to delivering the necessary infrastructure and services to support the residential development of the Site, including the provision of affordable housing and contributions towards education and other services where required.

Conclusion

The proposed allocation of Site Reference H24, encompassing land off Broad Close, Woodborough, is fully supported and endorsed by the landowners, who are committed to advancing this Site with the Local Planning Authority, to deliver a housing scheme which meets local housing needs. The allocation of this Site is wholly appropriate with regard to its location within the main built up part of the settlement, which is physically and visually contained within an established residential area.

The Site is deliverable in the short term, with the landowner advancing works to establish that a suitable access point can be provided and that no other technical constraints exist to restrict the residential development of this landholding.

We therefore fully advocate the allocation of Site Reference H24 for residential development.

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