

This document updates EX/70

Information on strategic sites allocated in the Aligned Core Strategy Policy 2

The Inspector has requested that the Council provides background position statements to inform discussions of the individual housing sites at the hearing sessions.

The information provided is not new information (apart from the 'Updated Position at November 2017' column) but summarises information already available in the Housing Background Paper Addendum 2 and Strategic Housing Land Availability Assessment (SHLAA).

The information provided in the 'Updated Position at November 2017' column is correct as at 13th November 2017. Any further updates will be reported during the hearing sessions.

The Community Infrastructure Levy (CIL) came into effect in October 2015. Where a site was granted planning permission prior to the CIL, no charges are applied. Further information on the CIL is available at the following webpage <https://www.gedling.gov.uk/cil>.

Further information on previous and current planning applications can be found at the following webpage <https://pawam.gedling.gov.uk/online-applications>.

Please note that this document is set as A3.

Site name, type of land and Green Belt location	Number of homes and size area (ha)	Density assumptions	Owner / Agent	CIL liable	SHLAA 2017 / Housing Background Paper Addendum 2 conclusion	Updated Position at November 2017	Projected completions information from Appendix C of Housing Background Paper Addendum 2, unless indicated otherwise in the 'Updated Position' column										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Teal Close (Carlton) Greenfield land Not in the Green Belt	824 homes 48 ha (gross) 23.45 ha (net)	Equates to 35 dph.	Owners – Northern Trust Company Ltd and Gedling Borough Council	PP granted pre-CIL	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). Information from the SHLAA 2017 consultation states a reserved matters application (2017/0800) has been submitted for the first housing phase of 204 homes. The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 reserved matters application highlights the four housing phases; phase H1 for 204 units (subject to the 2017/0800 reserved matters application), phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units. Delivery source: SHLAA consultation response 2017.	Outline permission 2013/0546 granted 30 June 2014. Includes s106. Reserved matters application (2017/0800) for Phase 1 (199 homes) submitted on in June 2017 and is currently being determined. It is anticipated that the application will go to Planning Committee on 22 November 2017.	0	56	90	90	95	95	95	95	58	95	55
North of Papplewick Lane (Hucknall) Greenfield land Not in the Green Belt	237 homes 10 ha	Planning Committee report states a density of 30 dph on the developable area.	Owner – Bellway Homes	PP granted pre-CIL	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and has reserved matters permission for residential development (2017/0201). The two houses on either side of the proposed access have been demolished to make way for access to the site. Delivery source: Council assumptions.	Work started on site in September 2017 and is currently under construction.	0	60	60	60	57	0	0	0	0	0	0

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							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
Top Wighay Farm (Hucknall) Greenfield land Not in the Green Belt	845 homes 43.66 ha ¹ (gross) 27.19 ha (net)	Equates to 31 dph. The Top Wighay Farm Development Brief (EX/42) required a range of 30 dph and 40 dph with a small area of 60 dph.	Owner – Nottinghamshire County Council and Harworth Estates Developer of 38 home site - Strata Homes Yorkshire Ltd	Zone 3	SHLAA site 6/989. The site is allocated for 845 dwellings in the Aligned Core Strategy and part of the site for 38 dwellings (2014/0950) is built. Revised development brief adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases delivering a further 665 dwellings by 2027/28. Delivery source: Letter from Nottinghamshire County Council (February 2017) (EX/50)	38 homes now built on land owned by Harworth Estates. Capacity funding obtained to support the preparation of studies/evidence. Bid submitted to the Homes and Communities Agency's Accelerated Construction Fund. Monthly meetings are taking place with the County Council to discuss progress, including attendance from the HCA.	2	0	25	100	100	100	100	100	100	100	100	100	82

¹ Site area information taken from the Top Wighay Farm Development Brief Supplementary Planning Document.