

## **Gedling Borough Council Introductions to Site Specific Sessions – Week 6 and Week 7**

### **Site H8 - Killisick Lane**

This site is greenfield land adjacent to the northern edge of Arnold and is allocated for 215 homes. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site with an area to the north of the allocation to be provided in compensation. Additional access may be possible via Strathmore Road. The site is expected to deliver at least 43 affordable homes and contributions are expected towards education, health and open space.

Following the Inspector's letter to the Council [EX/122] outlining concerns about the sites proximity to minerals working and potential sterilisation of the clay resource, the Borough Council have been working in partnership with both Ibstock Brick Limited and the County Council to resolve the outstanding issues. The parties agree that a potential southern extension to the existing quarry can be achieved with housing developed in tandem through phasing of the site. This is set out in the Statement of Common Ground dated 23<sup>rd</sup> November [EX/153]. This statement outlines a programme where phase 1 (aligning with Brechin Close) of the housing development would commence in 2020/21 and phase 2 (north of Brechin Close) in 2022/23 at which time clay extraction is planned for completion. There is also agreement that the need for prior extraction of brick clay from the site is to be considered through the planning application process.

### **Site X1 - Daybook Laundry**

This site is brownfield land within the main urban area. Access to the site would come from the existing signalised road that provides access to the adjoining Aldi supermarket. The site is allocated for 50 homes and would be expected to deliver 10 affordable homes. Contributions would be expected towards education, health and open space.

### **Site X2 – Land West of A60 A**

This site is located to the north of Redhill and is currently brownfield land. Planning permission was granted for residential development initially in 2007 but this has since lapsed. The site was granted planning permission for 72 homes in August 2017 subject to the signing of the section 106 agreement. Contributions are expected to be sought through the S106 for open space, primary healthcare, education school places and affordable housing.

### **Site X3 – Land West of A60 B**

This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the planning permission on the adjoining land (Site X2). The site is allocated for 150 homes and it would be expected to deliver 45 affordable homes. Contributions would be expected toward education, health and open space.

### **Site X4 – Flatts Lane**

This site is located to the north west of Calverton and is currently agricultural land. It was previously proposed as safeguarded land. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. The northern field of the allocation, aligning with the northernmost junction of James Drive, should be left open as a landscape buffer in order to minimise landscape and visual impact. The site is allocated for 60 dwellings of which 12 would be expected to be affordable. Contributions would be expected towards education, health and open space.

### **Site X5 – Kighill Lane A**

This site is located to the south of Ravenshead and comprises of residential garden land and two existing residential properties. Access can be achieved from Kighill Lane and also potentially through the adjoining development site H18. The site is allocated for 20 homes of which some could be self-build or custom build. The promoter of the site has demonstrated in indicative plans that there is capacity to achieve the required 20 homes and there are options to retain the existing properties. Contributions would be expected towards education, health and open space and the site would be expected to deliver 6 affordable homes.

### **Site X6 – Kighill Lane B**

This site is located to the south of Ravenshead and comprises of residential garden land and two existing residential properties. Access can be achieved from Kighill Lane or potentially through the adjoining development site H17. The site is allocated for 30 homes of which some could be self-build or custom build. Contributions would be expected towards education, health and open space and the site would be expected to deliver 9 affordable homes.