

Week Three Site Introductions

H17 Longdale Lane A

This green field site is located to the south eastern edge of Ravenshead and comprises part of an area of land that was designated Safeguarded Land in the Gedling Borough Replacement Local Plan. It is an allocation for 30 homes. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site Longdale Lane C which has planning permission. The site is expected to deliver nine affordable homes and contributions are expected towards primary and secondary school places and may be required towards primary health care. Delivery is expected commence in 2018/19.

H18 Longdale Lane B

This green field site which is currently a ploughed field, adjoins the southern boundary of Longdale Lane C fronting onto Longdale Lane and is an allocation for 30 homes. The site adjoins a woodland Tree Preservation Order which is also a Local Wildlife Site (LWS). It will be necessary to ensure mitigation measures are in place to protect the LWS from disturbance due to the development through an appropriate management plan and the potential to provide compensatory habitat on part of the site. Access is possible from Longdale Lane and the site is expected to deliver nine affordable homes and contributions are expected towards primary and secondary school places and may be required towards primary health care. Delivery is expected commence in 2018/19.

H19 Longdale Lane C

This green field site is located to the south eastern edge of Ravenshead and comprises part of an area of land that was designated Safeguarded Land in the Gedling Borough Replacement Local Plan and was granted outline planning permission for 70 homes in October 2014. Through the s106 agreement contributions were secured for open space, primary and secondary education school places.

The site was expected to provide nine affordable rented retirement bungalows and a payment towards 12 more affordable homes elsewhere in the Borough. However the landowners concluded that the delivery of the affordable housing commitments would render the scheme unviable and an application was made to modify the affordable housing requirement, Appeal Ref APP/N3020/S/16/3154302, seeking removal of the affordable housing obligations. The Inspector concluded that the affordable housing contribution should be removed primarily due to the additional build costs of the bungalows and a decision was issued on 13th December 2016.

Delivery is expected commence 2018/19.

H20 Mill Field Close

This green field site is located between Nottingham Road (A612) and the railway line to the south and is an allocation for 20 homes. The site was removed from the Green Belt in 2005 and safeguarded for future development. Planning permission was granted for 23 homes on 14th March 2017 with contributions towards: 30% affordable homes; £57,275 towards primary education and £69,040 towards secondary school education; Integrated Transport Contribution of £14,700 plus open space off site contribution plus maintenance of £63,637. Delivery is expected to commence 2018/19.

H21 Orchard Close

This green field site is located to the east of Burton Joyce and will extend Orchard Close. The site is currently used for grazing. Given the topography, development would be required to ensure surface water runoff is carefully managed. A site specific flood risk assessment focussing on surface water flooding would be required at the detailed planning stage to ensure that the site does not increase the risk of flooding elsewhere. It is expected that the site would provide four affordable homes and contributions would be expected towards education, health and open space. Delivery is expected to commence 2018/19.

H22 Station Road

This green field site is located to the east of Newstead adjacent to the train station. It has been an allocated housing site for a number of years having previously being a sports field and the pitches relocated elsewhere. It is expected that the site will provide four affordable homes and 0.16ha of open space. Contributions would also be expected towards education and health.

It is assumed that the site will deliver after 2027/28.

H23 Ash Grove

This green field site is located off Roe Hill on the northern side of Woodborough and has planning permission for 12 dwellings but has been rounded down to 10 for the purposes of the allocation. The site is accessed from Ash Grove leading onto Roe Hill.

One plot is currently under construction 2017/18 and the site is expected to deliver two units per year.

H24 Broad Close

This green field site is located on the northern side of Woodborough and is allocated for 15 dwellings. The site has access to Roe Hill via Broad Close and will need to incorporate appropriate sustainable drainage systems to limit any surface water runoff. The site is expected to provide five affordable homes and contributions

towards primary and secondary school provision based on pupils generated by the development will be required. Contributions to primary health care facilities elsewhere in the Borough will also be sought. Due to the small scale nature of the site an offsite contribution towards public open space in the village will be required. Delivery is expected to commence in 2018/19.

E1: Gedling Colliery Employment Site

This is a brownfield former colliery site located on the eastern edge of the Arnold/Carlton urban area and adjoins the new Gedling Country Park further to the east. The site was previously allocated in the adopted Gedling Borough Replacement Local Plan for 6 ha of employment land. Around 1 hectare of land has been taken up for methane gas extraction which is a temporary use. The site is allocated for 5 hectares of employment land in the LPD. The site is adjacent to the strategic housing location at Gedling Colliery/Chase Farm to the west which has planning permission for up to 1,050 homes. Access to the site will be greatly enhanced by the provision of the 3.8 km long Gedling Access Road (GAR) which will link Mapperley Plains to the north with the A612 further south and anticipated to be complete by spring 2020.

In response to representations from Harworth Group the Council has proposed modifications to the LPD to allow for employment-led mixed use development on the site. The Council accepts that as the site has remained undeveloped for a number of years and given its brownfield nature it would require some facilitating development. It also recognises that the circumstances relating to the site have changed with the opening of the new Country Park which presents opportunities for visitor related facilities.

Hillcrest Park

Situated on the north east side of the key settlement of Calverton, Hillcrest Park is located within an existing industrial estate. This employment allocation was part of a larger allocation for employment in the Gedling Borough Replacement Local Plan (2005) which has largely been developed. About 2 hectares has been developed for light industrial units and around 1 hectare remains available for development which is being taken forward as an allocation in the LPD.

The site is owned by an existing company for its own expansion who has indicated that the site is likely to be required by 2028. The site can be accessed from the existing industrial estate roads.