

## Information on housing sites allocated in the Local Planning Document – Urban Area

### Policy LPD 64

#### (Matter 7)

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 February 2017' column) but summarises information already available in the Site Selection Document, Housing Background Paper Addendum and Strategic Housing Land Availability Assessment (SHLAA).

The information provided in the 'Updated Position at February 2017' column is correct as at 17 February 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 <http://www.gedling.gov.uk/planningbuildingcontrol/planningdevelopmentmanagement/communityinfrastructurelevy>.

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 2016 conclusion	Updated Position at February 2017	Projected Completions (Appendix E of the Housing Background Paper Addendum)											
							2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H1 Rolleston Drive (Arnold)  Brownfield land  Not in the Green Belt	140 homes <sup>1</sup>  3.64 ha	Density reduced from 30 dph to 25 dph to allow for surface water attenuation if needed.	Owner – Nottinghamshire County Council	Zone 1 (zero)	<b>SHLAA site 6/18.</b> The site is proposed for allocation in the Local Planning Document (site H1). The informal planning guidance for the site is currently under preparation and is due to be adopted once the Local Planning Document has been examined/adopted. The planning guidance indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing.  Delivery source: 2016 response but no delivery information. Council assumptions used.	Numerous meetings took place with landowner during 2016 regarding preparation of informal planning guidance. Informal planning guidance ready to go to Cabinet for approval when the Local Planning Document is adopted.  Meetings with landowner took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	0	35	35	35	35	0	0	0	0	0	0

<sup>1</sup> The site is allocated for 90 homes in the Local Planning Document Publication Draft (May 2016). However information from SHLAA consultation 2016 indicates 140 homes are expected to be built – further details are provided in the SHLAA 2016 conclusion column.

Site name, type of land and Green Belt location	Number of homes and size area (ha)	Density assumptions	Owner / Agent	CIL liable	SHLAA 2016 conclusion	Updated Position at February 2017	Projected Completions (Appendix E of the Housing Background Paper Addendum)											
							2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H2 Brookfields Garden Centre (Arnold)  Brownfield land  Green Belt	90 homes <sup>2</sup>  3.52 ha	Density based on Policy LPD 33 (a) – 30 dph.	Owner – Brookfields Nursery  Agent – Stone Planning Services Ltd	Zone 2	<b>SHLAA site 6/49.</b> The site is proposed for allocation in the Local Planning Document (site H2). Information from SHLAA 2016 consultation provides the delivery rates for the site.  Delivery source: consultation response 2016.	Outline planning application for up to 32 dwellings on land adjacent to Brookfields Garden Centre (2017/0155) submitted on 2 February 2017. Determination deadline is 4 April 2017.  Meetings with landowner and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	0	0	5	25	30	30	0	0	0	0	0
H3 Willow Farm (Carlton)  Greenfield land  Green Belt	110 homes  4.17 ha	Density based on information provided by the developer through the SHLAA. Equates to 26 dph.	Owner – Langridge Homes Ltd  Agent – Geoffrey Prince Associates Ltd	Zone 2	<b>Part of SHLAA site 6/459</b> is proposed for allocation for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from SHLAA 2016 consultation provides the delivery rates for the site, which indicates houses are to come forward from 2020/21 with the assumption that the GAR is constructed.  Delivery source: consultation response 2016.	Meetings with landowner and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	0	0	0	40	40	30	0	0	0	0	0
H4 Linden Grove (Carlton)  Greenfield land  Green Belt	115 homes  3.84 ha	Density based on Policy LPD 33 (a) – 30 dph.	Owner – Northern Trust Limited  Agent – Bilfinger GVA	Zone 2	<b>SHLAA site 6/542.</b> The site is proposed for allocation in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2016 consultation provides the housing delivery information with the assumption that the housing could be delivered on the site prior to the delivery of the GAR (i.e. homes coming forward from 2017/18). As the site cannot be permitted to deliver homes prior to completion of the GAR, the start of the housing delivery has been moved to 2020/21.  Delivery source: amended housing delivery using information from consultation response 2016.	Meetings with landowner and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	0	0	0	40	40	35	0	0	0	0	0
H5 Lodge Farm Lane (Arnold)  Greenfield land  Green Belt	150 homes  7.31 ha	Density reduced from 30 dph to 20 dph to allow for landscape buffer along northern and eastern edge.	Owner – Langridge Homes Ltd  Agent – Geoffrey Prince Associates Ltd	Zone 1 (zero)	<b>SHLAA site 6/48.</b> The site is proposed for allocation in the Local Planning Document (site H5). Information from SHLAA 2016 consultation provides the delivery rates for the site.  Delivery source: consultation response 2016.	Meetings with landowner and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	0	50	50	50	0	0	0	0	0	0	0
H6 Spring Lane (Carlton)  Greenfield land  Not in the Green Belt	150 homes  5 ha net  (9.68 ha gross)	Density considered through determination of planning application. Equates to 30 dph.	Owner – Bloor Homes Midlands and Harworth Estate Investments Ltd	PP granted pre-CIL	<b>SHLAA site 6/52.</b> The site is proposed for allocation in the Local Planning Document (site H6). Planning permission granted (2015/1024) and construction started on site in April 2016.  Delivery source: Council assumptions.	Reserved Matters 2015/1024 granted 17 December 2015. Includes s106.  Currently under construction. At 31 January 2017:- - 19 homes completed. - 53 plots commenced but not completed. - 78 plots unimplemented i.e. not commenced.	10	30	30	40	40	0	0	0	0	0	0	0

<sup>2</sup> The site is allocated for 105 homes in the Local Planning Document Publication Draft (May 2016). However information from SHLAA consultation 2016 indicates 90 homes are expected to be built.

Site name, type of land and Green Belt location	Number of homes and size area (ha)	Density assumptions	Owner / Agent	CIL liable	SHLAA 2016 conclusion	Updated Position at February 2017	Projected Completions (Appendix E of the Housing Background Paper Addendum)											
							2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H7 Howbeck Road/ Mapperley Plains (Arnold)  Greenfield land  Green Belt	205 homes  9.73 ha	Density reduced from 30 dph to allow for the provision of a primary school within the site. Equates to 22 dph.	Owners – Mr N Foster & The Frudd Family  Agent – GraceMachin Planning & Property	Zone 2	The site (which consists of <b>SHLAA sites 6/51 and 6/671</b> ) is proposed for allocation in the Local Planning Document (site H7). Information from the SHLAA 2016 consultation provides the delivery rates for the site.  Delivery source: consultation response 2016.	Meetings with landowners and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	25	40	70	70	0	0	0	0	0	0	0
H8 Killisick Lane (Arnold)  Greenfield land  Green Belt	215 homes  9.81 ha	Net developable area is 6.7 ha. Density based on information provided by the developer through the SHLAA. Equates to 31 dph.	Owners – Gedling Borough Council, Mr Foster and The Trustees of Constable’s Field Foundation  Agent – Pegasus Group	Part Zone 1 (zero) and part Zone 2	The site (which consists of <b>SHLAA sites 6/50, 6/871 (part), 6/872 and 6/873 (part)</b> ) is proposed for allocation in the Local Planning Document (site H8). Information from the SHLAA 2016 consultation provides the delivery rates for the site.  Delivery source: consultation response 2016.	Meetings with landowners and agent took place as part of preparation of Local Planning Document. Two meetings since summer 2016.  A new SHLAA site has been submitted for SHLAA 2017 which includes the non-allocation area (to the central north of H8).	0	0	45	105	65	0	0	0	0	0	0	0
H9 Gedling Colliery/ Chase Farm (Carlton)  Predominantly brownfield land (>50%)  Not in the Green Belt	792 homes <sup>3</sup>  33 ha net  (42.53 ha gross)	Density considered through determination of planning application (1,050 homes to be provided on 33 ha). Equates to 32 dph.	Owner – Keepmoat Homes Ltd  Agent - WYG	Zone 2	<b>SHLAA site 6/131</b> . The site is included in the Aligned Core Strategy as a strategic location and is proposed for allocation in the Local Planning Document (site H9). Planning application (2015/1376) was granted in May 2016 subject to the signing of the s106. Information from SHLAA 2016 consultation provides the delivery rates for the site.  Delivery source: consultation response 2016.	Full permission 2015/1376 for phase 1 (506 homes) and outline for subsequent phases. Planning Committee approval 18 May 2016 – awaiting s106 to be signed.  Full permission 2014/0915 for GAR granted in December 2014. Key milestones:- - Spring 2018 – commence construction. - Spring 2020 – GAR complete.	0	72	72	72	72	72	72	72	72	72	72	72

<sup>3</sup> The site will deliver a total of 1,050 homes. The Local Planning Document Publication Draft (May 2016) anticipated 600 homes will be delivered within the plan period (which was based on planning application at the time). However information from SHLAA consultation 2016 indicates 792 homes are expected to be built in the plan period.