

Information on housing sites allocated in the Local Planning Document – Bestwood Village

Policy LPD 65

(Matter 8)

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	
H11 The Sycamores (Bestwood Village) Greenfield land Not in the Green Belt	25 homes 0.62 ha	Density considered through determination of planning application. Equates to 40 dph.	Owner name not publicity available.	PP granted pre-CIL	SHLAA site 6/484. The site is proposed for allocation in the Local Planning Document (site H11). Site has planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Delivery source: Council assumptions.	2007/0887 refused 4 June 2008. Appeal allowed on 2 December 2008 (APP/N3020/A/08/2080951). Includes s106. A Lawful Development Certificate (2012/0479) to confirm permission has been implemented was granted in June 2012. Site has been sold and new owner indicates the site built out will be within the next 2 years.	0	8	8	9	0	0	0	0	0	0	0	0	0
H12 Westhouse Farm (Bestwood Village) Greenfield land Part in the Green Belt / part currently safeguarded land	210 homes 10.23 ha	Density reduced from 25 dph to allow for the provision of a primary school within the site. Equates to 21 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	Zone 1 (zero)	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is proposed for allocation in the Local Planning Document (site H12). Planning application for 101 homes (2014/0238) on part of the site was granted in February 2015 subject to the signing of the s106. Information from SHLAA 2016 consultation provides the delivery rates for the site. Delivery source: consultation response 2016.	Outline 2014/0238 for Phase 1 = 101 homes. Planning Committee approval February 2015 for 101 homes – awaiting s106 to be signed. Outline planning application for a primary school (2014/1343) submitted in November 2014.	0	0	20	50	81	50	9	0	0	0	0	0	

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							2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H13 Bestwood Business Park (Bestwood Village) Brownfield land Not in the Green Belt	220 homes 6.01 ha	Density considered through determination of planning application. Equates to 37 dph.	Owner – St Modwen Developments	PP granted pre-CIL	SHLAA site 6/20. The site is proposed for allocation in the Local Planning Document (site H13). Site has planning permission for residential development (2014/0214). Information from SHLAA 2016 consultation provides the delivery rates for the site. Delivery source: consultation response 2016.	Outline permission 2014/0214 granted 26 March 2015. Includes s106.	0	35	37	37	37	37	37	0	0	0	0	0