

Information on housing sites allocated in the Local Planning Document – Calverton

Policy LPD 66

(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
H14 Dark Lane (Calverton) Greenfield land Not in the Green Belt	70 homes 2.65 ha	Density considered through determination of planning application. Equates to 26 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	PP granted pre-CIL	SHLAA site 6/130. The site is proposed for allocation in the Local Planning Document (site H14). Information from SHLAA 2016 consultation states access road currently under construction and development on site to start in 2018/19 and to be continued over 4-5 years. Delivery source: consultation response 2016.	Reserved Matters 2012/1503 for 72 homes granted 29 August 2013. Includes s106. Work on access road commenced.	0	0	18	18	18	18	0	0	0	0	0	0
H15 Main Street (Calverton) Greenfield land Green Belt	75 homes 2.98 ha	Density based on Policy LPD 33 (b ii) – 25 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	Zone 2	SHLAA site 6/544. The site is proposed for allocation in the Local Planning Document (site H15). 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	25	25	25	0	0	0	0	0	0	0
H16 Park Road (Calverton) Greenfield land Green Belt	390 homes 14.30 ha	Density based on Policy 33 (b ii) – 25 dph but increased to reflect information provided by the developer through the SHLAA.	Owners – Persimmon Homes and Charles Church Agent – RPS Planning & Development	Zone 2	The site (which consists of SHLAA sites 6/47 (part) and 6/662) ¹ is proposed for allocation for 390 homes in the Local Planning Document (site H16). Information from 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	10	50	50	50	50	50	50	50	10	0	0

¹ Housing Background Paper Addendum omitted the third site that makes up part of site H16 – SHLAA site 6/665 (part).