

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

Policy LPD 67

(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 23 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
H17 Longdale Lane A (Ravenshead) Greenfield land Not in the Green Belt – currently safeguarded land	30 homes 1.36 ha	Density based on Policy LPD 33 (b i) – 20 dph. Number of units has been rounded up to 30 dwellings.	Owner names not publicity available.	Zone 3	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Information from SHLAA 2016 consultation provides the delivery of site. For information, the remainder of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Delivery source: consultation response 2016.	Meeting with landowners took place as part of preparation of Local Planning Document. One meeting since summer 2016.	0	10	10	10	0	0	0	0	0	0	0	0
H18 Longdale Lane B (Ravenshead) Greenfield land Green Belt	30 homes 1.24 ha	Density has been considered through the determination of the planning application. Equates to 24 dph.	Owner – Aldergate Properties Ltd	Zone 3	Part of SHLAA site 6/39 is proposed for allocation in the Local Planning Document (site H18). A planning application (2014/0273) is currently being determined. Information from SHLAA 2016 consultation provides the delivery of site H18. For information, SHLAA site 6/39 includes SHLAA site 6/41. Delivery source: consultation response 2016.	Outline application (2014/0273) to be determined after the Local Planning Document hearing sessions. Meetings with landowner took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	5	20	5	0	0	0	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	
H19 Longdale Lane C (Ravenshead) Greenfield land Not in the Green Belt – currently safeguarded land	70 homes 2.29 ha	Density has been considered through the determination of the planning application. Equates to 30 dph.	Owner – Cutts & Lane Agent – Ben Hunt Planning Ltd	PP granted pre-CIL	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Site has planning permission for 70 homes (2013/0836). Information from SHLAA 2016 consultation provides the delivery of site. For information, the remainder of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Delivery source: consultation response 2016.	Outline permission 2013/0836 for 21 retirement bungalows and 49 other dwellings (70 homes in total) granted 14 October 2014. Includes s106. Reserved Matters application not yet submitted. Appeal allowed on 13 December 2016 for planning obligation modified by the removal of the affordable housing requirements (APP/N3020/S/16/3154302).	0	0	70	0	0	0	0	0	0	0	0	0	0