

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

Policy LPD 70

(Matter 9)

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	
H23 Ash Grove (Woodborough) Greenfield land Green Belt	10 homes 0.88 ha	Density has been considered through the determination of the planning application. Equates to 11 dph.	Owner - Mr Dominic Phillips Agent – NJW Design	PP granted pre-CIL	SHLAA site 6/196. The site is proposed for allocation in the Local Planning Document (site H23). This site has planning permission for residential development (2007/0831) and development has begun. Information from SHLAA 2016 consultation provides the delivery rates for the site. Delivery source: consultation response 2016.	Reserved Matters 2005/0901 for 12 dwellings granted 14 October 2005. Includes s106. 2009/1043DOC report to confirm “development has begun” in January 2010. Permission for one plot (2016/0888) granted 1 November 2016 and is currently under construction.	1	2	2	2	2	2	1	0	0	0	0	0	0
H24 Broad Close (Woodborough) Greenfield land Green Belt	15 homes 0.75 ha	Density based on Policy LPD 33 (b i) – 20 dph.	Owner names not publicly available.	Zone 3	The site (which consists of SHLAA sites 6/776 and 6/840) is proposed for allocation in the Local Planning Document (site H24). Information from SHLAA 2016 consultation provides the delivery rates for the site. Delivery source: consultation response 2016.	Meetings with landowner took place as part of preparation of Local Planning Document. Two meetings since summer 2016.	0	5	5	5	0	0	0	0	0	0	0	0	0