

Information on strategic sites allocated in the Aligned Core Strategy

Policy 2

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					
Teal Close (Carlton)	830 homes	Equates to 35 dph.	Owners – Northern Trust Company Ltd and Gedling Borough Council	PP granted pre-CIL	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has planning permission for residential development, employment uses and other uses (2013/0546). Information from SHLAA 2016 consultation provides the delivery rates for the site. Delivery source: consultation response 2016.	Outline permission 2013/0546 granted 30 June 2014. Includes s106.	0	20	80	80	80	80	80	80	80	80	80	80	80	90			
Greenfield land	48 ha (gross)																						
Not in the Green Belt	23.45 ha (net)																						
North of Papplewick Lane (Hucknall)	300 homes	Planning Committee report states a density of 29 dph.	Owner – Bellway Homes	PP granted pre-CIL	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and has planning permission for residential development (2013/1406). Delivery source: Council assumptions.	Outline permission 2013/1406 granted 15 October 2015. Includes s106.	0	15	60	90	90	45	0	0	0	0	0	0	0	0			
Greenfield land	10 ha																						
Not in the Green Belt																							

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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	
Top Wighay Farm (Hucknall) Greenfield land Not in the Green Belt	845 homes 43.66 ha ¹ (gross) 27.19 ha (net)	Equates to 31 dph. The Top Wighay Farm Development Brief (EX/42) required a range of 30 dph and 40 dph with a small area of 60 dph.	Owner – Nottinghamshire County Council 38 homes – Strata Homes Yorkshire Ltd	Zone 3	SHLAA site 6/989. The site is allocated in the Aligned Core Strategy and part of the site is currently under construction for 38 dwellings (2014/0950). Revised development brief for the site likely to be adopted in February 2017. Delivery source: 2016 response but no delivery information. Council assumptions used.	Full permission 2014/0950 for 38 homes granted in April 2015. Includes s106. At 31 January 2017 = 35 homes completed; 3 plots under construction. No current timetable for application for wider site. Revised development brief adopted on 2 February 2017. Nottinghamshire County Council's letter to the Inspector (EX/50) indicates the first phase of the development will provide between 120 and 180 homes by 2020 with further phases delivering a further 665 homes by 2027/28.	30	8	0	50	100	100	100	100	100	100	100	100 ²	57

¹ Site area information taken from the Top Wighay Farm Development Brief Supplementary Planning Document.

² The Housing Background Paper Addendum (2016) incorrectly states “10” for the year 2026/27.