

Gedling Borough Council Introductions to Site Specific Sessions – Week 2

H2 Brookfields Garden Centre

This brownfield site is located on the north eastern edge of Arnold. It is currently occupied by a garden centre and is an allocation for 105 homes. The site is adjacent to the urban area and on a primary ridgeline. It is adjacent to the Howbeck Road/ Mapperley Plains allocation but has been allocated separately to reflect that it is already developed. The main access to the development will be from Mapperley Plains. The site is expected to deliver 31 affordable homes and contributions are expected towards education, health and open space. Site is to be delivered in two phases and an outline application for the first phase for land adjacent to Brookfields Garden Centre was received in February 2017 for up to 32 dwellings. Delivery is expected to commence in 2019/20, although the need for prior extraction of brick clay will be considered through the planning application.

H3 Willow Farm

This greenfield site is located on the eastern edge of Carlton, between the existing urban area and the proposed route of the Gedling Access Road. The site is allocated for 110 homes. Access will be via existing roads (Green's Farm Lane and Grange View Road) although homes cannot be delivered until the Gedling Access Road is complete. The site is expected to deliver 22 affordable homes and contributions are expected towards education, health and open space. Delivery is expected to commence in 2020/21.

H4 Linden Grove

This greenfield site is located to the south east of Carlton close to the Carlton-le-Willows Academy and is an allocation for 115 homes. The site is bounded by the Colwick Loop Road. Access is expected to be on to Burton Road although homes cannot be delivered until the Gedling Access Road is complete. The site is expected to deliver 23 affordable homes and contributions are expected towards education, health and open space. Delivery is expected to commence in 2020/21.

H5 Lodge Farm Lane

This greenfield site is located to the north of Arnold and is an allocation for 150 homes. The main access will be from Mansfield Road with secondary access through the Stockings Farm development to the east. The site is expected to deliver 30 affordable homes and contributions are expected towards education, health and open space. Delivery is expected to commence in 2018/19 although the need for prior extraction of brick clay from the site is to be considered through the planning application.

H7 Howbeck Road / Mapperley Plains

This is a greenfield site located to the north eastern edge of Arnold adjacent to the allocation at Brookfields Garden Centre. The site is allocated for 205 homes. The main access is proposed from Mapperley Plains with additional access through the recent Howbeck Road development. The site is expected to deliver 62 affordable homes and contributions are expected towards education, health and open space. Delivery is expected to commence in 2017/18 although it is recognised that the site lies close to existing mineral and waste operations at Dorket Head and the phasing of the site should align with the expected extraction of minerals and development maintaining an appropriate standoff from active operations. The need for prior extraction of brick clay from the site is to be considered through the planning application.

H8 Killisick Lane

This is a greenfield site adjacent to the northern edge of Arnold and is an allocation for 215 homes. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site with an area to the north of the allocation to be provided in compensation. Additional access may be possible via Strathmore Road. The site is expected to deliver at least 43 affordable homes and contributions are expected towards education, health and open space. Delivery is expected to commence in 2018/19 although it is recognised that the site lies close to existing mineral and waste operations at Dorket Head and the phasing of the site should align with the expected extraction of minerals and development maintaining an appropriate standoff from active operations. The need for prior extraction of brick clay from the site is to be considered through the planning application.

H9 Gedling Colliery/Chase Farm

Land at the former Gedling Colliery site was allocated in the Gedling Borough Replacement Local Plan for 1120 homes and 6 ha of employment land. Through the Aligned Core Strategy the site was identified as a strategic location for at least 600 homes within the plan period (up to 2028) with associated employment and a new local centre also to be provided. The site is more than 50% brownfield comprising both the former Gedling Colliery as well as an element of farmland.

Access to the site is dependent on the provision of the 3.8 km long Gedling Access Road (GAR) which will link Mapperley Plains to the north with the A612 further south. The GAR was granted planning permission in December 2014 and planning permission was approved for the development site in May 2016 subject to a S106 agreement, granting detailed permission for the first phase (comprising 506 homes) and outline permission for the remainder (approximately 545, i.e. totalling 1,050). Feedback through the 2016 SHLAA response provided by Keepmoat as the developer of the site states that the site will deliver 72 homes per year starting in 2017/18.

This means that by 2028 only 792 will have been built but the site is expected to deliver 1,050 homes in total. Houses built after 2028 cannot contribute to achieving the target set by the ACS of 7250. In addition to the GAR, the planning permission makes provision for a new school, a local centre, open space and 37 affordable homes within the first phase of development.

H10 Hayden Lane

This site is a greenfield site which lies adjacent to the sub regional centre of Hucknall to the west of the North of Papplewick Lane site which was allocated for development in the Aligned Core Strategy. The Hayden Lane site is allocated for 120 homes and would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be given to the impact on local infrastructure, including education and health and the most appropriate way to use contributions. Delivery is expected to commence in 2017/18.

H12 Westhouse Farm

The site is currently agricultural land and located on the northern edge of Bestwood Village. It is a greenfield site comprising land which is currently partly safeguarded and partly in the Green Belt. Access to the site is expected from Moor Road and it is expected to deliver homes from 2018/19 onwards. The site is allocated for 210 homes and is expected to provide 63 affordable homes. A new primary school facility on a 1.5 ha plot is required on the site and financial contributions towards primary and secondary school places are also required. Financial contributions towards primary health care provision will be required based on the standard multiplier.

Part of the of the site is designated safeguarded land and planning permission was granted for 101 homes on this part of the site subject to the signing of the S106 agreement. The remainder of the housing is located to the east of the site so that it would be adjacent to the existing urban edge and would also adjoin the proposed new school. A separate planning application for the school has been submitted but not yet determined.

H13 Bestwood Business Park

Located within the settlement boundaries of the village, this brownfield site was formerly in employment use. The site was granted planning permission for 220 homes in March 2016 and is expected to delivery from 2017/18. Developer contributions toward primary school provision and health care have been secured through a S106 agreement.

H15 Main Street

This greenfield site is located to the west of Calverton close to the junction between Main Street and Hollinwood Lane and is currently used for grazing. Access to the

site would be from Main Street. The site is allocated for 75 homes and would be expected to provide 15 affordable homes. Contributions would also be expected towards education, health and open space. Delivery would commence in 2018/19 and it is expected that the site would deliver 25 homes per year over a 3 year period.

H16 Park Road

This site lies to the north west of the village and is largely agricultural land. A small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road. An additional access may be possible via North Green although the amenity of existing homes here would need to be protected. The site is allocated for 390 homes and would be expected to provide 78 affordable homes. Contributions would also be expected towards education, health and open space.