

Matter 8: Housing Allocations in Key Settlements for Growth

Issue 8a: Bestwood Village

- Q1. Does the amount of housing proposed in Bestwood Village accord with the ACS? [Policy LPD 65]
- Q2. Has full consideration been given to local services and facilities, drainage, flooding and highway safety in establishing the level of housing provision proposed in Bestwood Village?

Issue 8b: Westhouse Farm (H12) [Policy LPD 65]

- Q3. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q4. Is the proposed allocation deliverable? In particular, is it:
 - a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q5. Would the provision of a new primary school on this site lead to a reduction in the number of dwellings provided?
- Q6. Would the development of this site for housing be viable?

Issue 8c: Bestwood Business Park (H13) [Policy LPD 65]

- Q7. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q8. Is the proposed allocation deliverable? In particular, is it:
 - a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q9. Has sufficient regard been had to ground contamination on the site? How would any problems be addressed?
- Q10. Would the density of development proposed on this site be appropriate?
- Q11. Have these matters been addressed through the planning application process, given that the site now benefits from planning permission?

Q12. Would the dwellings allocated on this site come forward for development during the Plan period? What evidence is there to support this?

Issue 8d: Calverton

Q13. Does the amount of housing allocated in Calverton accord with the ACS? [Policy LPD 66]

Q14. Is there a need to provide additional homes in Calverton? Are sufficient sites allocated for housing in the settlement?

Q15. Why has Calverton received the largest reduction from the figures in the ACS despite it being identified as the most sustainable of the Key Settlements?

Q16. Has sufficient assessment of the impact of the proposed development sites on the three Scheduled Ancient Monuments in Calverton been carried out?

Q17. Having regard to the emerging Neighbourhood Plan for Calverton, should allocations to the south of the settlement be removed and a single strategic site allocated in the north west of Calverton?

Issue 8e: Main Street (H15) [Policy LPD 66]

Q18. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?

Q19. Is the proposed allocation deliverable? In particular, is it:

- a. confirmed by the landowner involved as being available for the use proposed?
- b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

Q20. Should this site be extended to include the strip of land between the edge of the allocation site and Ramsdale Golf Course, with the capacity increased from 75 to 90 homes?

Q21. Does the allocation of this site accord with the objectives of the emerging Neighbourhood Plan for Calverton?

Q22. What are the exceptional circumstances which justify the removal of this site from the Green Belt?

Q23. Will this site deliver the allocated number of homes during the Plan period?

Q24. Has full consideration been given to the lack of support for development to the south of the settlement when allocating this site for housing development?

Issue 8f: Park Road (H16) [Policy LPD 66]

- Q25. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q26. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?
 - c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?
- Q27. Has full consideration been given to potential mining subsidence when allocating this site for housing development?
- Q28. Would the scale of development be appropriate?
- Q29. Would this site deliver the allocated number of homes during the Plan period, particularly given the multiple landowners involved?
- Q30. Should this site be extended to the north to include around 650 homes, in preference to the development to the south of Main Street (H15)?
- Q31. Are there any constraints to the development of this site?
- Q32. The Housing Implementation Strategy [LPD/HOU/01] indicates that the Council will invite the developer/owner of this site to participate in a partnership approach to facilitate partnership working to help deliver this site. Why is this necessary? What is the timetable for this work?

Issue 8g: Ravenshead

- Q33. Has sufficient land been allocated in Ravenshead? Does it accord with the ACS? [Policy LPD 67]

Issue 8h: Longdale Lane A (H17), Longdale Lane B (H18) and Longdale Lane C (H19) [Policy LPD 67]

- Q33. Is the proposed allocation justified and appropriate in terms of the likely impacts of development?
- Q34. Is the proposed allocation deliverable? In particular, is it:
- a. confirmed by the landowner involved as being available for the use proposed?
 - b. supported by evidence to demonstrate that safe and appropriate access for vehicles and pedestrians can be provided?

- c. deliverable, having regard to the provision of the necessary infrastructure and services, and any environmental or other constraints?

Q35. Has full consideration been given to the cumulative impact of this development and past infilling in the settlement?

Q36. Has full consideration been given to the impact of this development on the nature conservation, open space and local services and facilities?

Q37. Would the homes on these allocated sites be developed during the Plan period? What evidence is there to support this?

Q38. Are there any constraints to the development of these sites?