

**Site Selection Document**

**Appendix D – Ravenshead**



**May 2016**

## 1.0 Number of Homes

- 1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that up to 330 new homes will be provided in or adjacent to Ravenshead. As set out in the Housing Background Paper (paragraph 4.7), more homes than expected can be provided in and adjacent to the urban area. This means that it has been possible to reduce the total number of homes to be provided in Ravenshead to 250 homes between 2011 and 2028. Table 1 is based on information in the Housing Background Paper and sets out the situation regarding housing numbers for Ravenshead.

Target	250
Completions (2011-2015)	77
Extant Planning Permissions (as of 31 <sup>st</sup> March 2015)	109
Sites below the threshold	3
<b>Left to find</b>	<b>61</b>

- 1.2 The sites being considered could deliver in the region of 700 homes (based on a density of 20 dwellings per hectare). As this is in excess of the 250 homes to be delivered in Ravenshead, decisions have been made about which of the sites should be allocated for development. Decisions have been made by comparing the sites across the whole range of factors identified on the Site Schedules. Additional weight has been given to brownfield land as required by paragraph 111 of the NPPF.
- 1.3 There are a number of non-Green Belt sites in and around Ravenshead which will be allocated where possible (in accordance with Policy 3.3 of the ACS). In order to amend Green Belt boundaries there need to be 'exceptional circumstances'; in considering this, account has been taken of the nature and extent of the harm to Green Belt from releasing sites.
- 1.4 Consideration will also be given to the need to designate safeguarded land to meet development needs beyond the plan period. It will be set out in the conclusions on sites where it is considered appropriate to do so.

## 2.0 Sites Considered

- 2.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to Ravenshead:

SHLAA Reference	Site Name	Size (ha)
6/669	Kighill Lane (18)	0.40
6/841	Land at Kighill Lane	0.40
6/845	28 Kighill Lane Site 1	0.54
6/843	26 Kighill Lane Site 2 (land rear of)	0.72
6/86	Larch Farm Public House	1.03
6/670	Kighill Lane (15a & 19)/Longdale Lane (170 & 172)	1.60

6/536	Nottingham Road (183)	2.55
6/659	Main Road (9 & 11, Land Adj To)	2.87
6/648	Land at Beech Avenue/Fishpool	5.00
6/39	Longdale Lane/Kighill Lane	6.44
6/919	Silverland Farm (Ricket Lane, Site A)	9.54
6/920	Silverland Farm (Ricket Lane, Site B)	34.44

- 2.2 A map of Ravenshead showing these sites can be found below. The sites have been identified through the Strategic Housing Land Availability Assessment (SHLAA) and meet the criteria identified in paragraph 2.2 of the Main Report in terms of:
- Location;
  - Size;
  - Planning Status; and
  - SHLAA Assessment.
- These are sites which have the potential to be allocated and which have been assessed in more detail through this site selection process.
- 2.3 The Site Schedules located at the rear of this appendix use a variety of evidence documents to assess the sites and consider whether they could be allocated for development. Following assessment, a number of the sites are no longer considered suitable for allocation for residential development. This may be because the site is not suitable for development or for other reasons (such as the size of the site or the lack of certainty that it will be developed); in these cases it may be that the site is developed for housing or other purposes, even though it is not allocated in the Local Planning Document.
- 2.4 The sites below are those that are being considered further for allocation:
- 6/669 – Kighill Lane (18);
  - 6/841 – Land at Kighill Lane;
  - 6/845 – 28 Kighill Lane Site 1;
  - 6/843 – 26 Kighill Lane Site 2 (land rear of);
  - 6/659 – Main Road (9 & 11, Land Adj To); and
  - 6/39 – Longdale Lane/Kighill Lane.

## 3.0 Sites to be allocated

- 3.1 It is recommended that the following sites be allocated for residential development:
- Longdale Lane A – 30 homes;
  - Longdale Lane B – 30 homes; and
  - Longdale Lane C – 70 homes.

Maps of the sites to be allocated and our conclusions on them are provided below. Discussion of the alternative options and why these have not been taken forward are also provided below.

### Longdale Lane A, B and C

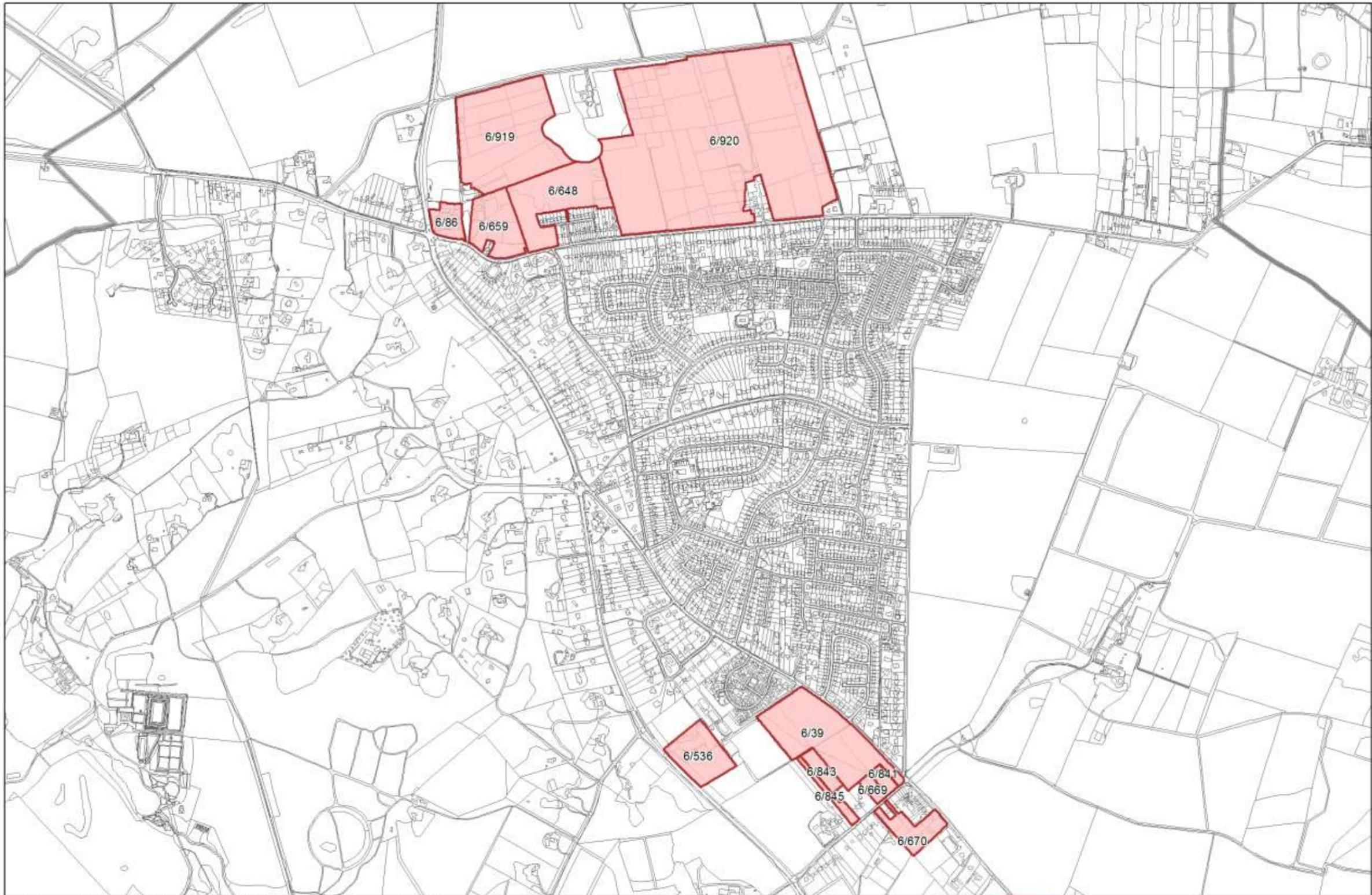
- 3.2 Together these three sites comprise site 6/39. Both sites A and C were designated as safeguarded land in the Replacement Local Plan. Site C has extant planning permission (2013/0836) and is accessed off Longdale Lane. Site A is located to the west of Site C. Although it would be preferable for the sites to be developed as one, given the differences in planning status and ownership, it is considered more appropriate for them to be allocated separately.
- 3.3 Site B is located to the south of Sites A and C. It is currently Green Belt but it is considered that the need for homes and the limited harm its removal from the Green Belt would cause are the exceptional circumstances required.
- 3.3 Development in this location is considered the most appropriate option for development at Ravenshead. These sites are not within the Green Belt and will have good access to the Leisure Centre and also onto the A60; additionally the Parish Council and local residents were more supportive of development to the south of Ravenshead as shown through the preparation of the Masterplan.

### Options not taken forward.

- 3.4 Development north of Main Road (including sites (6/659, 6/919 and 6/920) was considered but rejected. This option was opposed by the Parish Council and local residents and would breach Main Road which is seen as the defensible Green Belt boundary. The next appropriate boundary would be Ricket Lane; this would result in a substantial area of the Green Belt being removed for a small number of new homes. Development here would also be complicated by the need to improve the Larch Farm junction.
- 3.5 Site 6/841 is designated as a Local Wildlife Site and is not suitable; the need to define the Green Belt using defensible boundaries means it is not possible to include it in the Green Belt.
- 3.6 Additional land (sites 6/669, 6/843 and 6/845) was considered as part of the allocation of land to the south but was not necessary to meet the housing numbers identified. Consideration was also given to safeguarding land (made up of the area bounded by Longdale Lane in the east, Kighill Lane in the South and Mansfield Road in the west). However, it was not considered justified to remove such a large area while strong defensible boundaries were available for use.

## **4.0 Next Steps**

- 4.1 The sites identified for allocation will be included in the Publication Draft of the Local Planning Document. This will be issued for a 6 week period so that local residents, landowners, developers, business, organisations and any other individual or group can make representations on whether they support or object to the sites proposed to be allocated; comments can include support for the allocation of other sites not proposed for allocation. Further details of the next steps can be found in Section 6 of the Main Report.



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**Gedling** Borough Council  
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Ravenshead

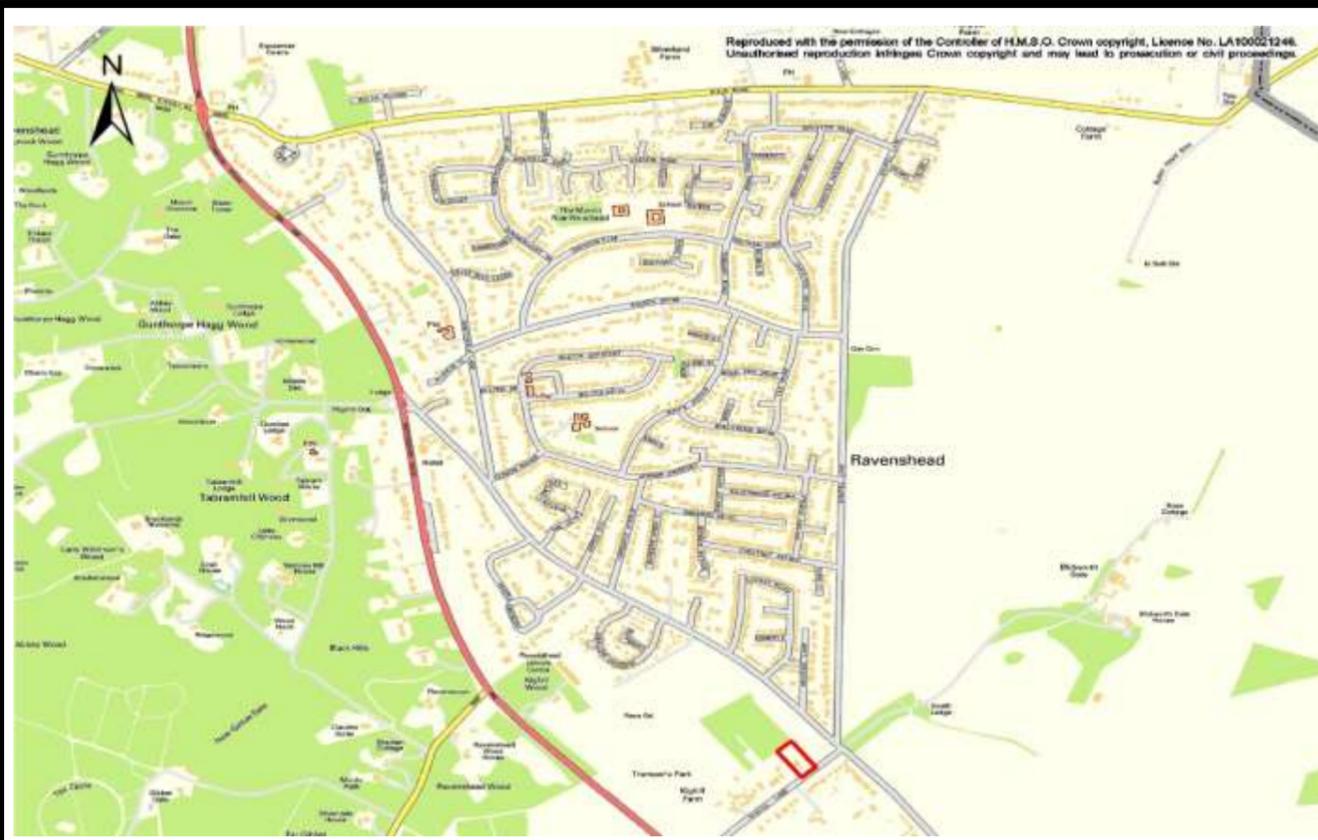
Reasonable Alternative Sites  
 Borough Boundary





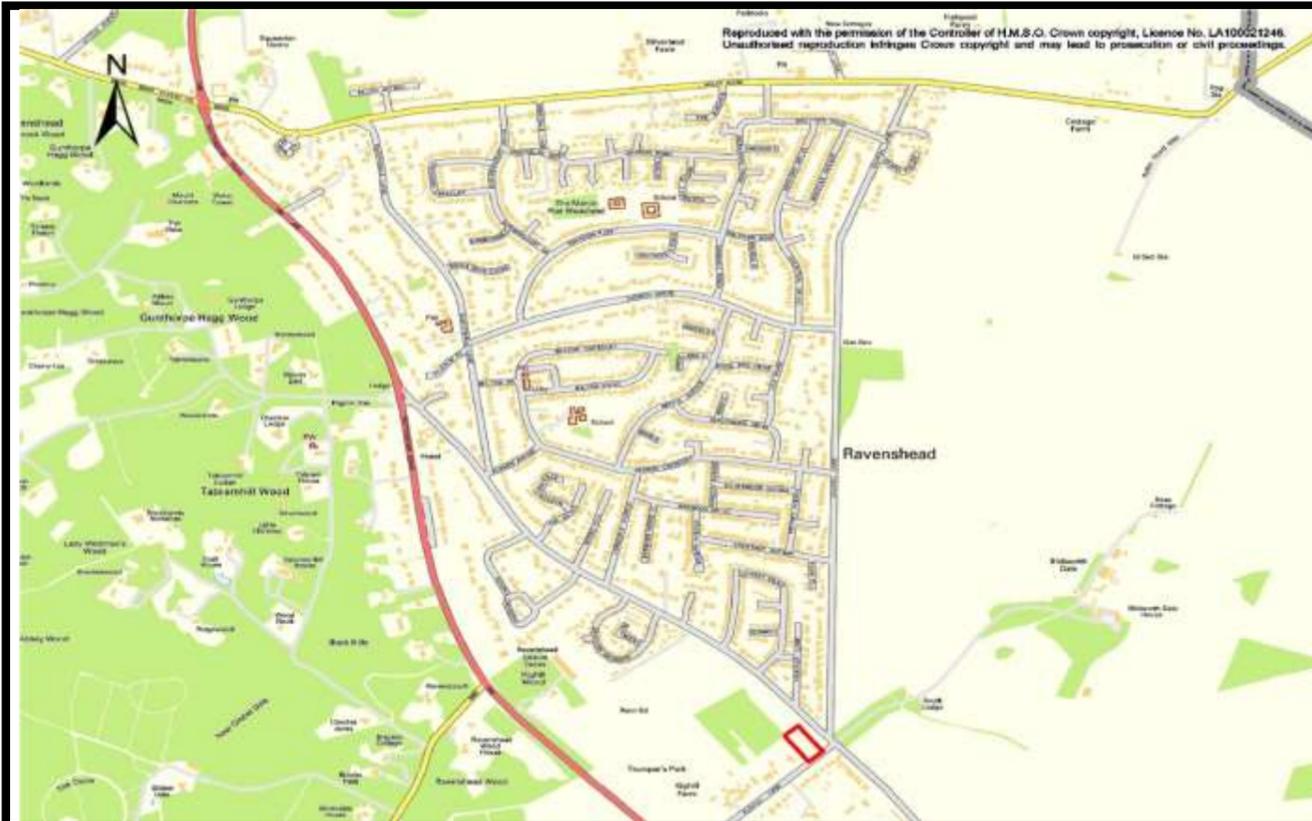
<b>6/669</b>	<b>Kighill Lane (18)</b>			
<b>Size</b>	0.4 ha	<b>Number of Dwellings</b>	6 homes	
<b>Brownfield or Greenfield</b>	Greenfield – residential garden land			
<b>SHLAA Conclusion</b>	<p>Adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. The site is within the Green Belt, close to but not immediately adjacent to the settlement boundary but linked via adjacent SHLAA sites. Green Belt boundaries would need to be looked at in detail prior to assessing the site as suitable. Owner indicates will be looking for between 6 and 10 dwellings.</p> <p>May be suitable subject to policy change</p>			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	1 primary school place and 1 secondary place. Estimate £28,700.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Potential off site contribution to open space required.		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	+	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	-	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	+		

<b>Green Belt</b>	8/20	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located close but not immediately adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Satisfactory access can be achieved from Kighill Lane.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	<p>The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. There are no major negative impacts of development that have been identified. Site size and configuration mean the site may be considered further in combination with adjoining sites.</p> <p><b>The site can be considered for allocation.</b></p>	



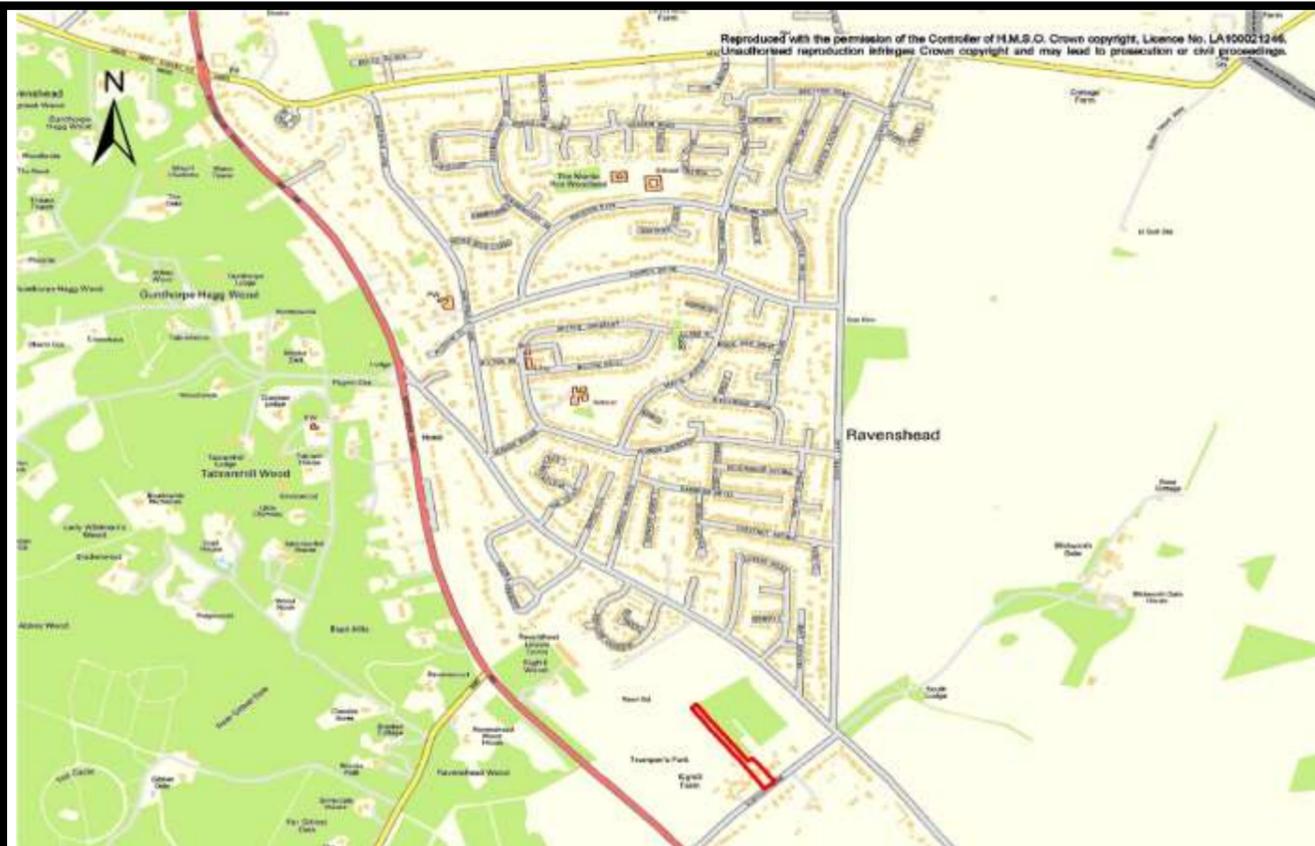
<b>6/841</b>	<b>Land at Kighill Lane</b>			
<b>Size</b>	0.4 ha	<b>Number of Dwellings</b>	7 homes	
<b>Brownfield or Greenfield</b>	Greenfield residential garden land			
<b>SHLAA Conclusion</b>	There are no significant constraints to development. The site is within the Green Belt and will require a change of policy. May be suitable subject to policy change.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	1 primary school place and 1 secondary school place. Estimated cost £28,700.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Potential off site contribution to public open space. Site is designated as a Local Wildlife Site and would require protection, mitigation or compensatory measures.		
	<b>Community Facilities</b>	None required		
	<b>Other</b>	None required		
<b>Sustainability Appraisal</b>	<b>Housing</b>	+	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	-	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	--	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of site 2  8/20	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. The site size and configuration may be considered further in combination with adjacent sites. However give its designation as a Local Wildlife Site it is not being considered for allocation.  <b>The site is not being considered for allocation.</b>	



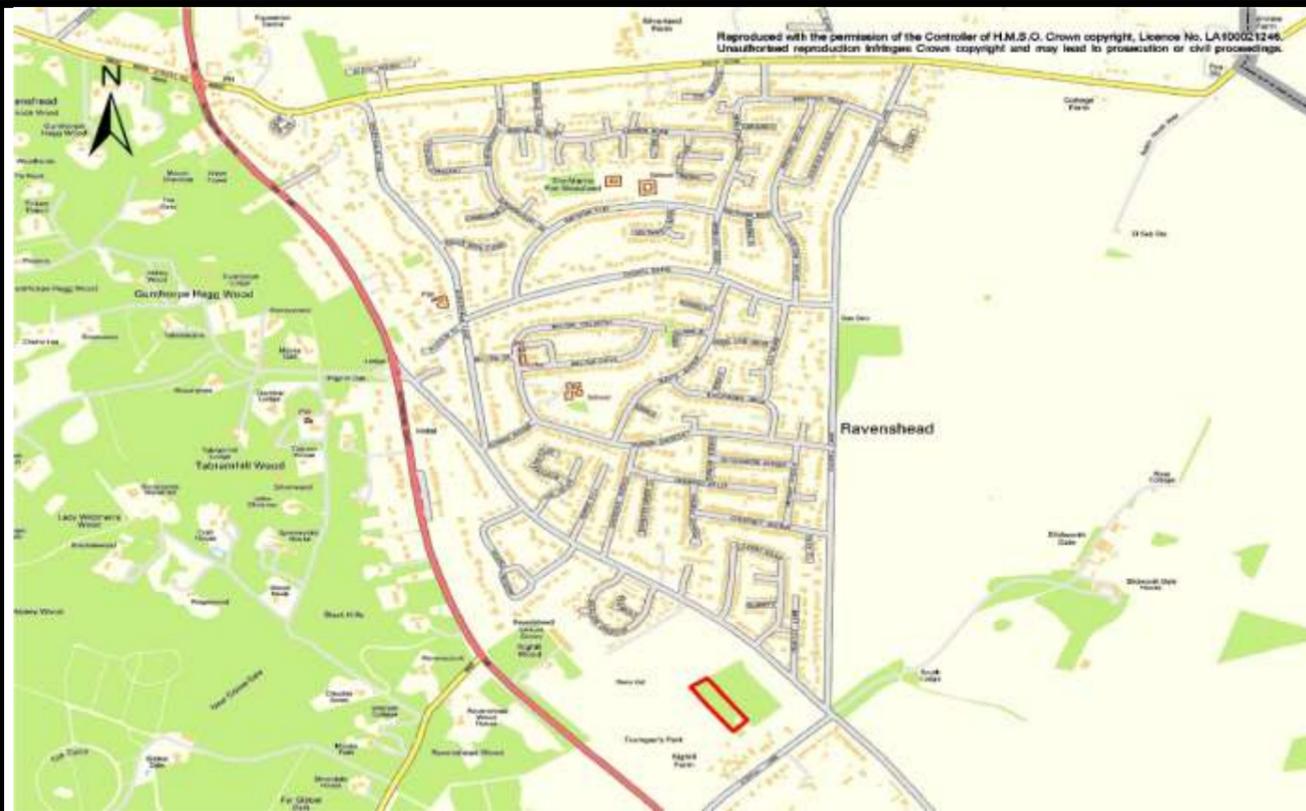
<b>6/845</b>	<b>28 Kighill Lane Site 1</b>			
<b>Size</b>	0.54 ha	<b>Number of Dwellings</b>	12 homes	
<b>Brownfield or Greenfield</b>	Greenfield residential garden land			
<b>SHLAA Conclusion</b>	No significant constraints. The site is in the Green Belt and will require a change in policy to come forward. Landowner is supportive of a small number of low density, high quality 'eco' homes.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	3 primary school places and 2 secondary places. Estimated cost £68,900.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Potential offsite contributions to open space.		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	-	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of Site 2  8/20	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. There are no major negative impacts of development that have been identified. Site size and configuration mean the may be considered further in combination with adjoining sites.  <b>The site is being considered for allocation.</b>	



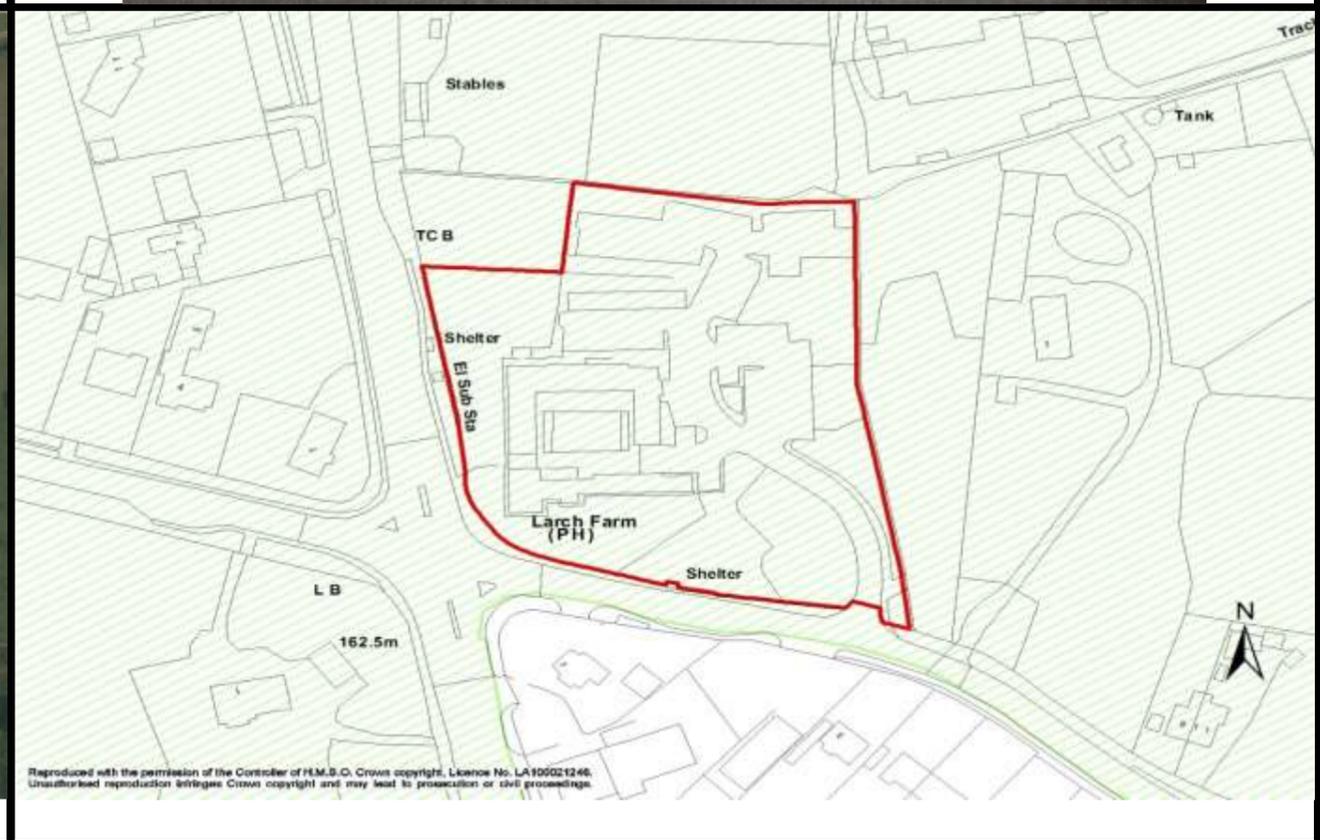
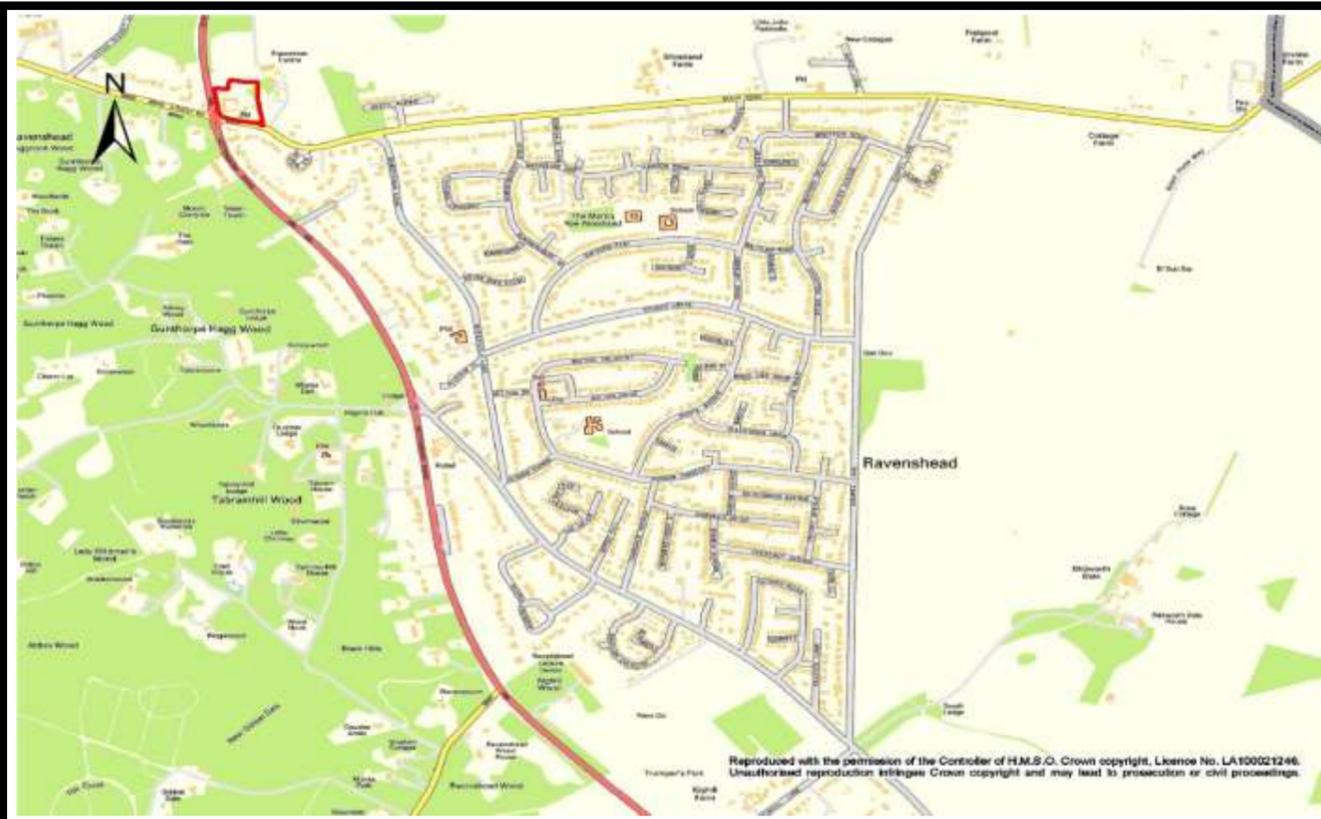
<b>6/843</b>	<b>26 Kighill Lane site 2 (land rear of)</b>			
<b>Size</b>	0.72 ha	<b>Number of Dwellings</b>	21 homes	
<b>Brownfield or Greenfield</b>	Greenfield residential garden land			
<b>SHLAA Conclusion</b>	No significant issues identified. Site is suitable for residential development. Likely to be developed in connection with adjacent SHLAA sites. Site would require change of Green Belt boundary to come forward			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	4 primary school places and 3 secondary places. Estimated cost £235,000		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Potential offsite contribution to open space.		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	None requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	-	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of Site 2  8/20	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	The site is adjacent to the settlement but does not make an important contribution to the purposes of the Green Belt. There are no major negative impacts of development that have been identified. Site size and configuration mean the may be considered further in combination with adjoining sites.  <b>The site can be considered for allocation.</b>	



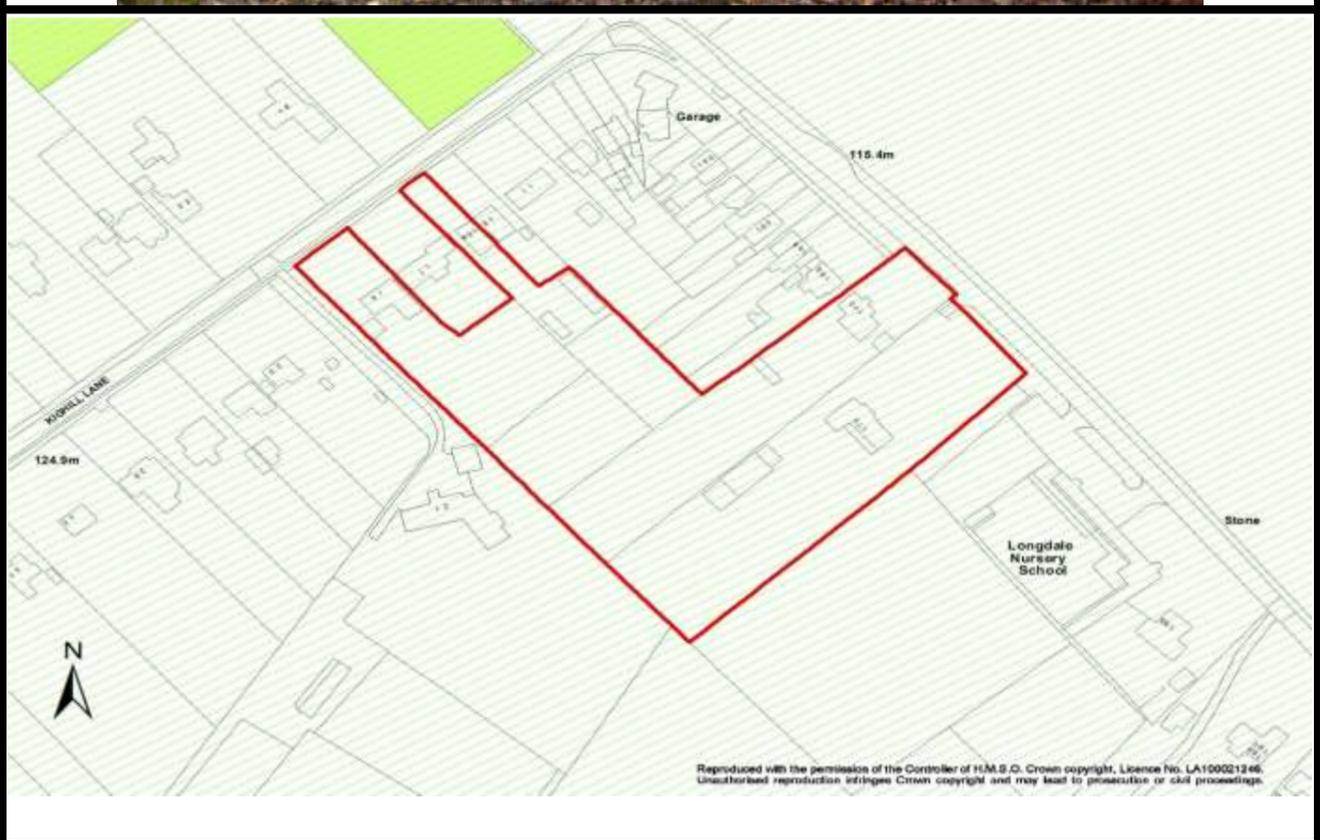
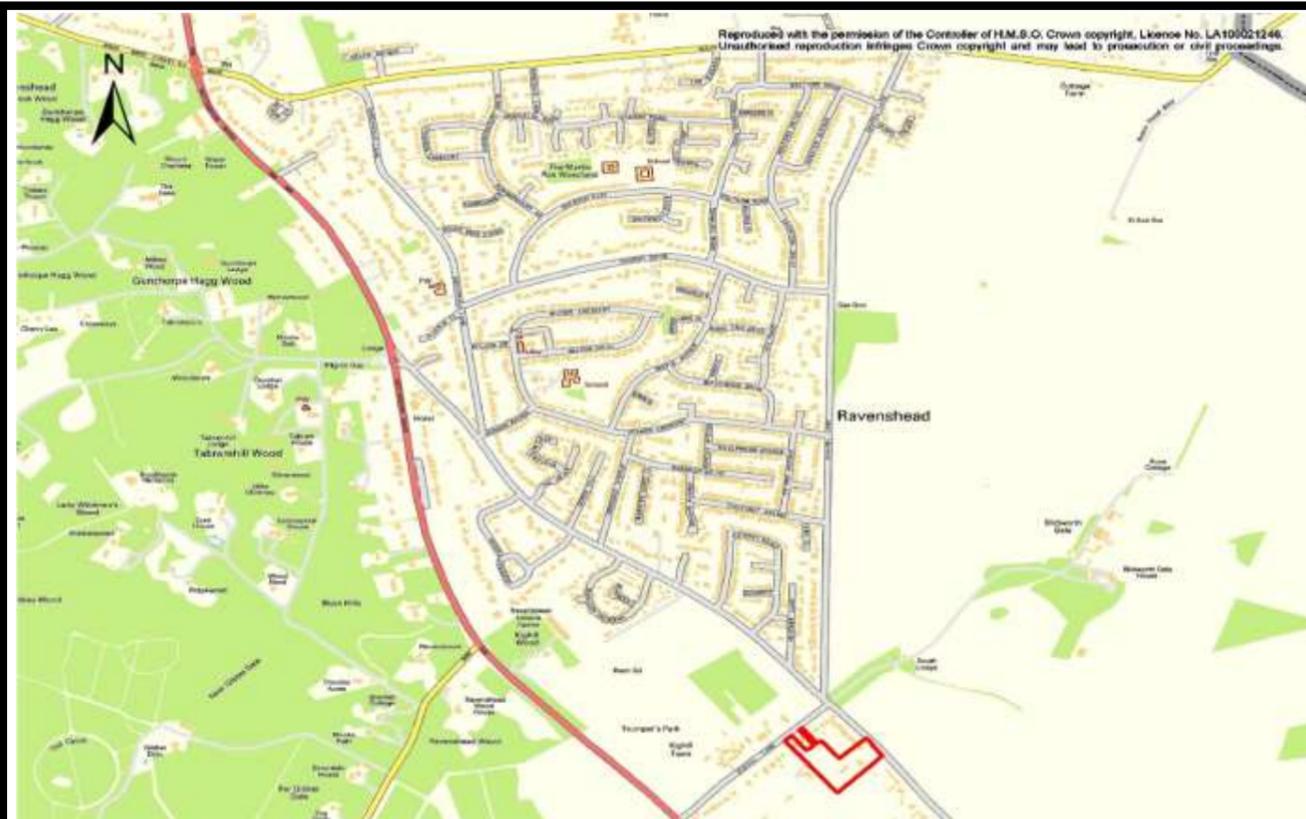
<b>6/86</b>	<b>Larch Farm Public House</b>			
<b>Size</b>	1.03 ha	<b>Number of Dwellings</b>	31 homes	
<b>Brownfield or Greenfield</b>	Brownfield			
<b>SHLAA Conclusion</b>	The site is in the green belt adjacent to a village identified as a 'Key Settlement for Growth' in the ACS. As such the site may be suitable if policy changes.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	7 primary school places and 5 secondary places. Estimated cost £166,500.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	10% open of site area (0.1 ha) or potential contribution to offsite provision.		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	-
	<b>Environment, Biodiversity and GI</b>	--	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	-
	<b>Natural Resources</b>	++		

<b>Green Belt</b>	Forms part of Site 1  8/20	The land rises to the north which offers a degree of containment despite the single boundary to the settlement. Defensible boundaries to the west and north are strong but those to the east appear weaker. There is some encroachment and the Site would not reduce the gap to Blidworth or impact on historic character.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	The site can be satisfactorily accessed from Main Road. The access should be no closer to the Larch Farm crossroads than the current access.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was identified in the Issues and Options Consultation document and generally respondents favoured development sites to the south of the Village. This was borne out in the masterplanning work where the majority of local residents did not support the north.	
<b>Conclusion</b>	This is a brownfield site which is of moderate Green Belt value. However, development of the site would result in a pocket of development on the northern side of Main Road which is otherwise a strong defensible boundary. The local community was not supportive of development to the north of Ravenshead. The site is not being actively promoted for development.  <b>The site is not being considered for allocation.</b>	



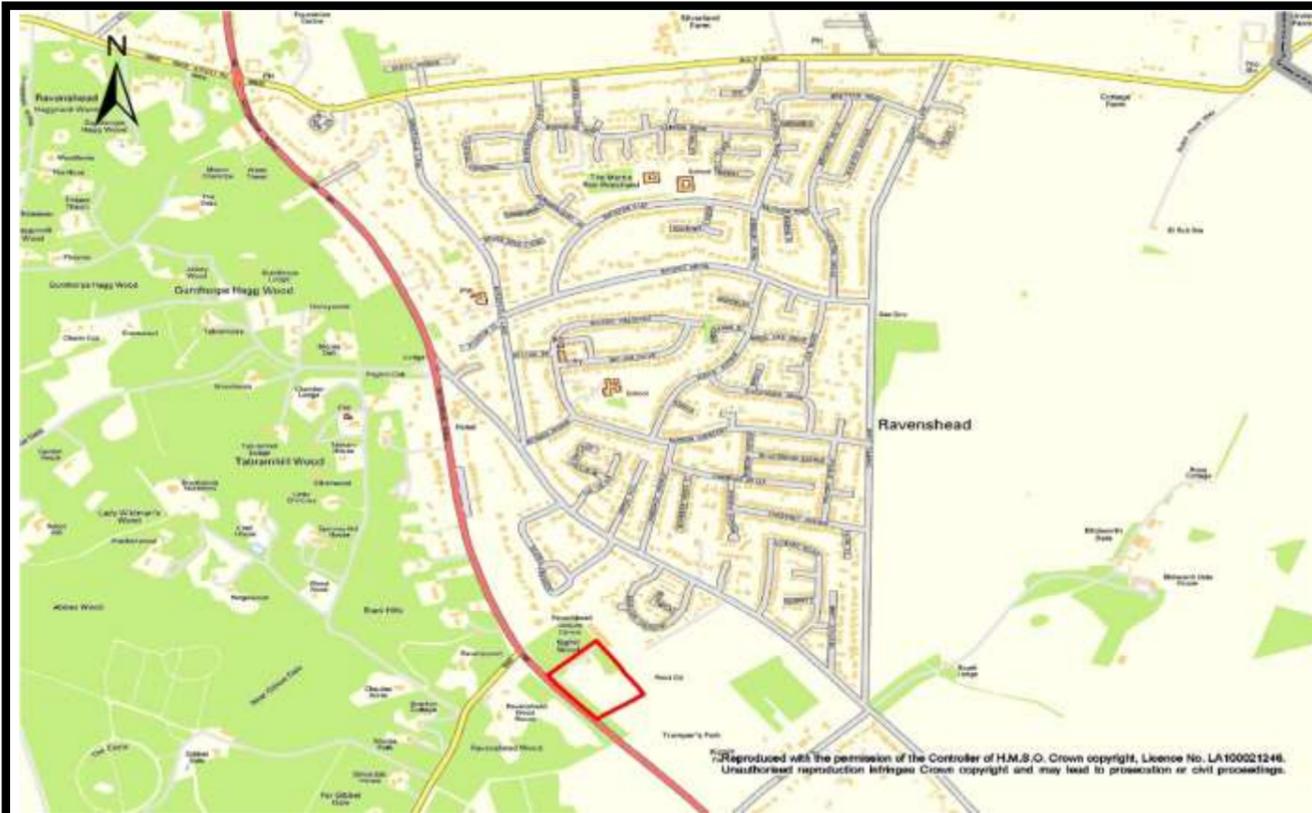
<b>6/670</b>	<b>Kighill lane (15a and 19) Longdale lane (170 and 172)</b>			
<b>Size</b>	1.6 ha	<b>Number of Dwellings</b>	15 homes	
<b>Brownfield or Greenfield</b>	Greenfield – residential garden land			
<b>SHLAA Conclusion</b>	Adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. The site is within the Green Belt, close to but not immediately adjacent to the settlement boundary. Green Belt boundaries would need to be looked at in detail prior to assessing the site as suitable. Part of the site has been included in the SHLAA in its own right - this smaller part is also suitable for development on its own. May be suitable subject to policy change.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	3 primary school places and 2 secondary places. Estimated cost £ 68,900.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Open space 10% of site area (0.16 ha)		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	-	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	+		

<b>Green Belt</b>	Forms part of Site 3  8/20	Although the Site has a significant degree of encroachment, would not reduce the gap to another settlement or impact on historic character it is separated from the existing settlement boundary of Ravenshead. The Site is to the south of Kighill Lane which forms a strong defensible boundary.
<b>Compliance with the ACS</b>	The site is close to but not immediately located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Satisfactory access can be achieved via Longdale Lane.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was identified in the Issues and Options Consultation document and generally respondents favoured development sites to the south of the Village. The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	Kighill Lane forms a very strong defensible boundary to the Green Belt to the south of Ravenshead beyond which is located ribbon type development along the A60. Development of this site would breach this defensible boundary and undermine the purpose of the Green Belt in this broad location.  <b>The site is not being considered for allocation.</b>	



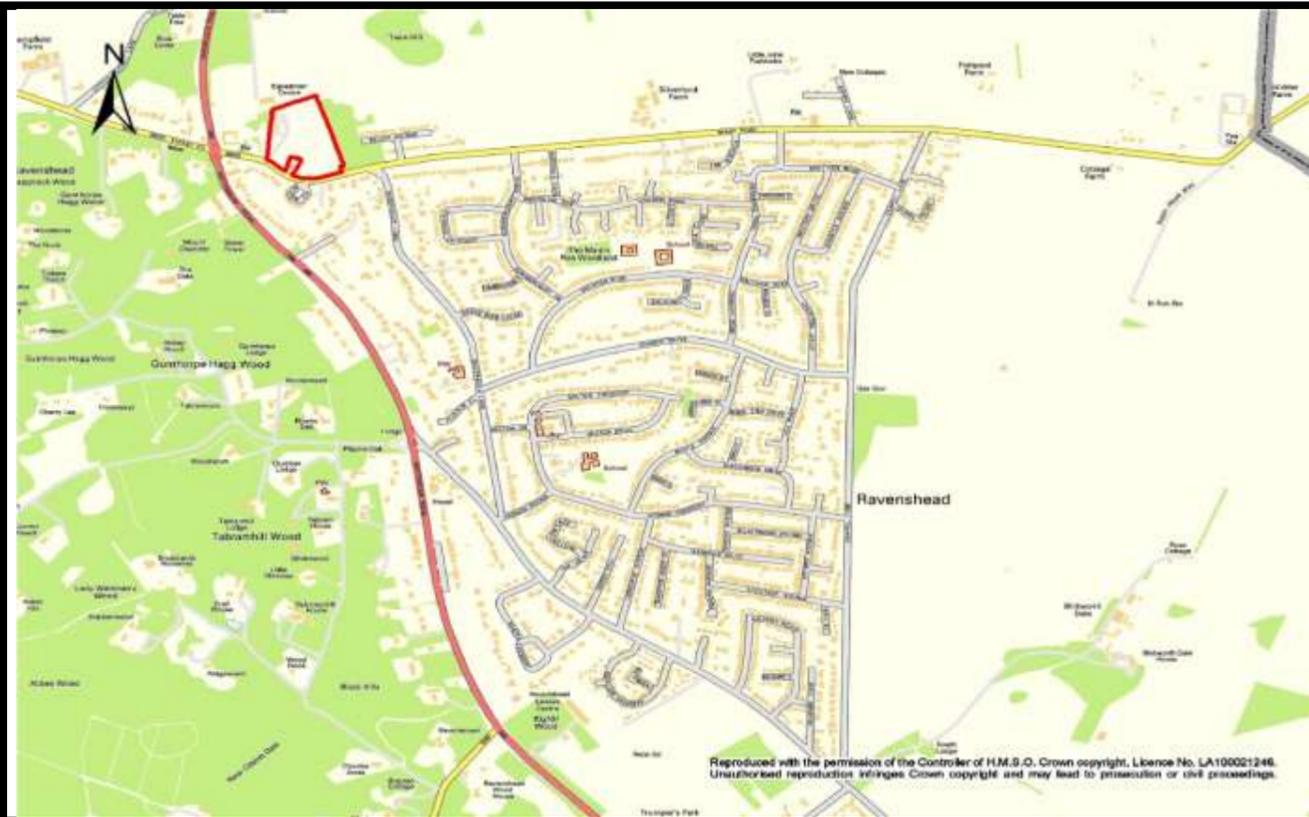
<b>6/536</b>	<b>Nottingham Road (183)</b>			
<b>Size</b>	2.55 ha	<b>Number of Dwellings</b>	77 homes	
<b>Brownfield or Greenfield</b>	Largely greenfield with an existing residential property.			
<b>SHLAA Conclusion</b>	Adjacent to a settlement which has been identified as a 'Key Settlement for Growth' in the ACS. No significant constraints have been identified other than the impacts of the prospective SPA and the impact on the Larch Farm junction. Further work will be required on these issues. The site will be classed as suitable if policy changes as it would require a decision to amend Green Belt boundaries.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	16 primary school places and 12 secondary places. Estimated costs £390,400		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	10% of site area (0.25 ha).		
	<b>Community Facilities</b>	No requirements identified.		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	--	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of site 5  10/20	The Site adjoins the settlement to the east and the A60 is a strong defensible boundary to the west but there limited features to the south and the Site is visually disconnected from the settlement. The Site would not increase the gap to a settlement or impact on historic character.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.	
<b>Highways</b>	Satisfactory access cannot be achieved without 3rd party land. No significant development is acceptable from Mansfield Road.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was identified in the Issues and Options Consultation document and generally respondents favoured development sites to the south of the Village. This was borne out in the masterplanning work where the majority of local residents preferred sites to the south of the Village.	
<b>Conclusion</b>	The site is visually disconnected from the settlement and physical links to the remainder of the settlement are poor. Access from the eastern side would be required which would require the use of third party land which we understand is not available.  <b>The site is not being considered for allocation.</b>	



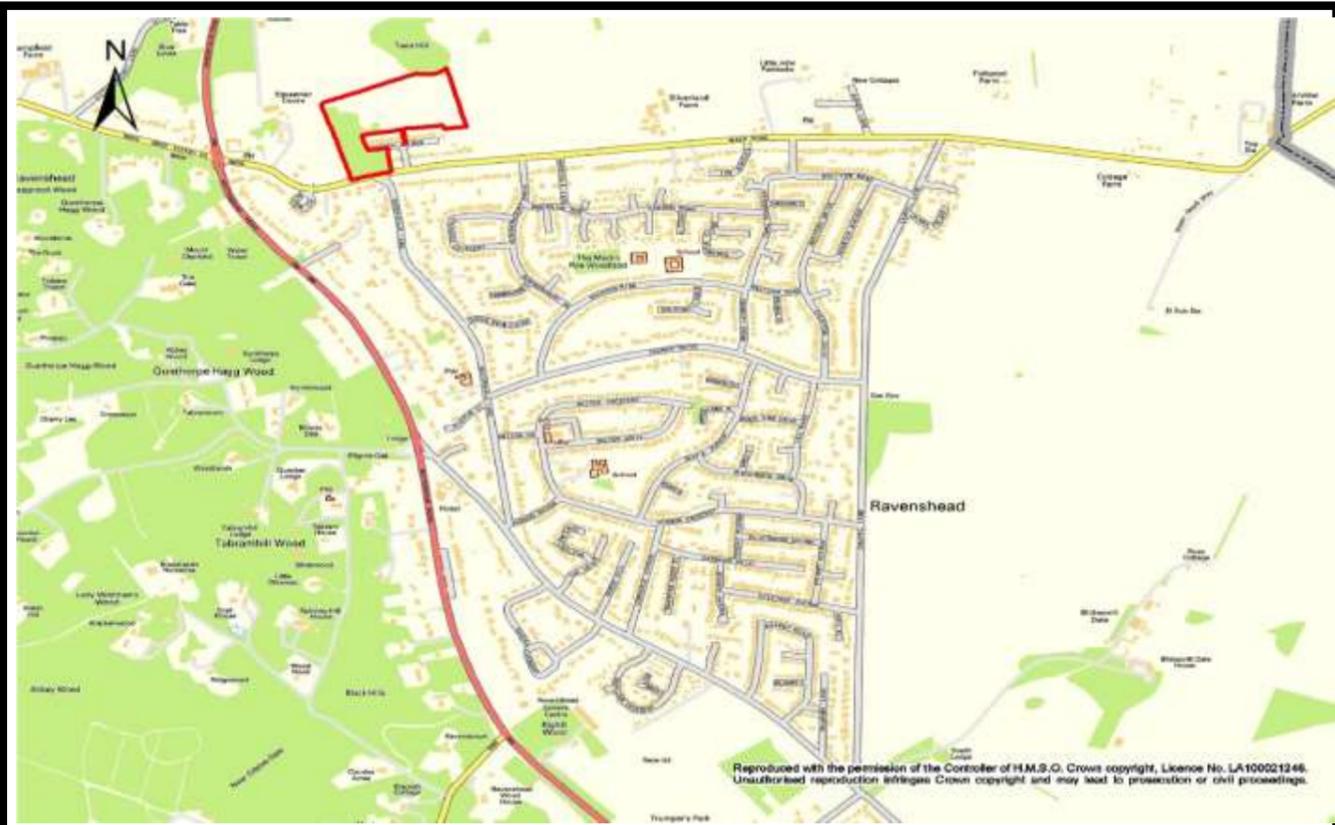
<b>6/659</b>	<b>Main Road (9 &amp; 11 land adj to)</b>			
<b>Size</b>	2.87 ha	<b>Number of Dwellings</b>	86 homes	
<b>Brownfield or Greenfield</b>	Greenfield			
<b>SHLAA Conclusion</b>	Site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. No significant constraints.  May be suitable subject to policy change			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	17 primary school places and 13 secondary school places. Estimated cost 419,100.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Open space 10% of site area (0.27 ha).		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	<u>8/20</u>	The land rises to the north which offers a degree of containment despite the single boundary to the settlement. Defensible boundaries to the west and north are strong but those to the east appear weaker. There is some encroachment and the Site would not reduce the gap to Blidworth or impact on historic character.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Satisfactory access is unlikely from Main Road without mitigation to improve the Larch Farm junction for this level of development.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was identified in the Issues and Options Consultation document and generally respondents favoured development sites to the south of the Village. This was borne out in the masterplanning work where the majority of local residents did not support the north.	
<b>Conclusion</b>	The landscape assessment indicates the need for a buffer across the northern part of the site. County Highways indicate that access from Main Road and impacts on Larch Farm junction would be a concern. The development of the site would form a pocket on the northern side of Main Road which is otherwise a defensible Green Belt boundary.  <b>The site is being considered for allocation.</b>	



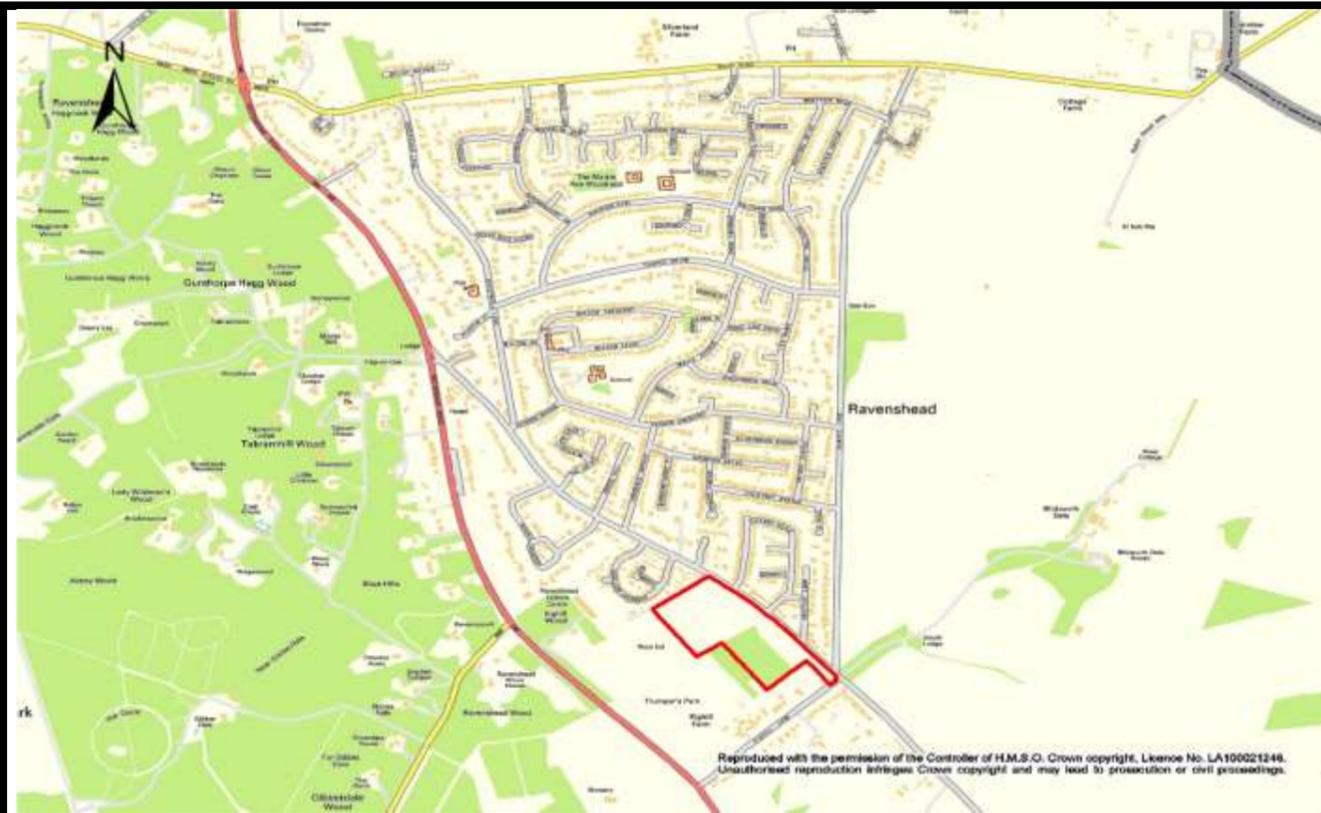
<b>6/648</b>	<b>Land at Beech Avenue/Fishpool</b>			
<b>Size</b>	5 ha	<b>Number of Dwellings</b>	150 homes	
<b>Brownfield or Greenfield</b>	Green field			
<b>SHLAA Conclusion</b>	Adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. Sustainably located but a decision is required through the Local Plan process to remove from the Green Belt before development can begin. Implications of old quarry to be clarified. Site is classed as 'suitable if policy changes'.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	32 primary school places and 24 secondary places. Estimated costs £780,800.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	10.5% of site area (0.5 ha).		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	0
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	-	<b>Innovation</b>	0
	<b>Landscape</b>	-	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	Forms part of Site 1  8/20	The land rises to the north which offers a degree of containment despite the single boundary to the settlement. Defensible boundaries to the west and north are strong but those to the east appear weaker. There is some encroachment and the Site would not reduce the gap to Blidworth or impact on historic character.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Beech Avenue is of substandard width to provide satisfactory access. Main Road is heavily wooded along the site frontage and it is difficult to see how required visibility splays would be achieved without large removal of trees.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was identified in the Issues and Options Consultation document and generally respondents favoured development sites to the south of the Village. This was borne out in the masterplanning work where the majority of local residents did not support the north.	
<b>Conclusion</b>	Satisfactory access is unlikely via Beech Avenue. Site gradients and landscape sensitivity make access from Main Road problematical. The development of the site would result in a pocket on the north side of Main Road which otherwise forms a defensible boundary.  <b>The site is not being considered for allocation.</b>	



<b>6/39</b>	<b>Longdale Lane/Kighill Lane</b>			
<b>Size</b>	6.44 ha	<b>Number of Dwellings</b>	225 homes	
<b>Brownfield or Greenfield</b>	greenfield			
<b>SHLAA Conclusion</b>	The northern part of the site is Safeguarded Land and is thought to be suitable for residential development - a planning application has been approved for this part of the site. The southern portion of the site is assessed as not deliverable or developable. It is not suitable as it has been designated as a SINC and a Woodland TPO. As such the site is unsuitable for development until such time that information is provided regarding how development could be delivered while protecting the SINC and Woodland TPO.			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	47 primary school places and 36 secondary places. Estimated cost £1,159,700.		
	<b>Health</b>	Potential contributions to primary health care required based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	Open space 10% of site area (0.7 ha). TPO woodland will need to be protected. SINC would require protection or offsetting.		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	--	<b>Innovation</b>	0
	<b>Landscape</b>	0	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	<u>8/20</u>	Taking account of the planning permission on Safeguarded Land to the North the Site adjoins the settlement to the North and to the East. There are strong defensible boundaries to the south along Kighill Lane, where there is also some encroachment, with a steep bund to the west. The Site would not impact on historic character or the gap to other settlements.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS provided the adjoining safeguarded land is allocated. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites.  ACS Policy 17 seeks to protect biodiversity including locally designated wildlife sites and development adversely impacting on the SINC would not be consistent with this policy protection.	
<b>Highways</b>	The site can be satisfactorily accessed from Longdale lane. A footway will be required along the frontage of the site.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The masterplan for Ravenshead indicated that the majority of local residents attending the workshops preferred the sites to the south of the Village but north of Kighill Lane.	
<b>Conclusion</b>	The northern part is safeguarded land not in the Green Belt and has been granted planning permission for residential development. The more southern part of the site has significant constraints in the form of a Local Wildlife Site and woodland Tree Preservation Order. The site may be considered further in combination with other adjoining sites provided the Tree Preservation Order and Local Wildlife Site can be protected.  <b>The site can be considered for allocation.</b>	



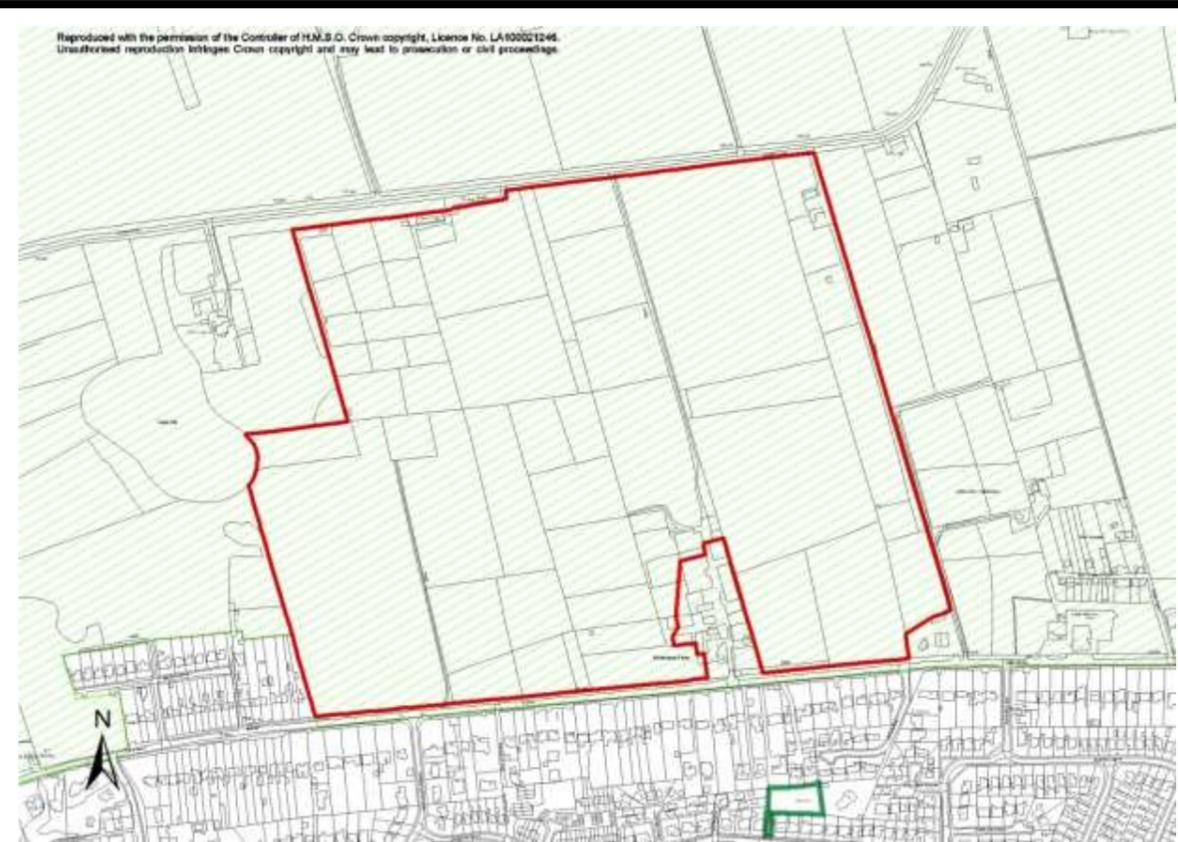
<b>6/919</b>	<b>Silverland Farm (Ricket Lane, Site A)</b>			
<b>Size</b>	9.54 ha	<b>Number of Dwellings</b>	286 homes	
<b>Brownfield or Greenfield</b>	Greenfield			
<b>SHLAA Conclusion</b>	<p>May be suitable subject to policy change</p> <p>Other than access/highway capacity and loss of Grade 3 agricultural land, no significant constraints to development. Green Belt boundaries would have to be changed prior to development. Site connects to settlement through adjacent SHLAA site. Classed as 'suitable if policy changes'.</p>			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified.		
	<b>Emergency Services</b>	No requirements identified.		
	<b>Education</b>	61 primary school places and 46 secondary school places. Estimated cost £1, 492,700.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	10% of site area (0.95 ha)		
	<b>Community Facilities</b>	No requirements identified.		
	<b>Other</b>	None requirements identified.		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b>	0
	<b>Landscape</b>	-	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	<u>10/20</u>	<p>Forms part of 'North of Main Road to Ricket Lane, Ravenshead' in the Green Belt Assessment Addendum (Dec 2015).</p> <p>Although there is only one boundary with Ravenshead there are strong defensible boundaries to the north and west. There is a small amount of inappropriate development but this is dispersed around the site limiting its impact. There would be a limited reduction in the gap to Blidworth but no impact on the setting of historic settlement.</p>
<b>Compliance with the ACS</b>		The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.
<b>Highways</b>		Satisfactory access from Main Road is unlikely without improvements to Larch farm junction. Rickets Lane is substandard in width but could potentially provide an emergency access.
<b>Historic Environment</b>		<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).
<b>Consultation Response</b>		The site was not identified in the Issues & Options document or through the Masterplanning process. Respondents to both generally favoured development to the south of Ravenshead
<b>Conclusion</b>		<p>The site is located on the northern side of a small ridge and is separated from Ravenshead. There are limited defensible boundaries to the north of Ravenshead other than Ricket Lane and there are concerns over access. The site would need to be developed in connection with the adjacent sites to ensure that it connected to the existing settlement and was sustainable. The site is a substantial size and, when taking account of completions and extant planning permissions, would exceed the housing figure set for Ravenshead in the Aligned Core Strategy. Residents also expressed a preference for development to the south of Ravenshead.</p> <p><b>The site is not being considered for allocation.</b></p>



<b>6/920</b>	<b>Silverland Farm (Ricket Lane, Site B)</b>			
<b>Size</b>	34.44 ha	<b>Number of Dwellings</b>	1033 homes	
<b>Brownfield or Greenfield</b>	Greenfield			
<b>SHLAA Conclusion</b>	<p>May be suitable subject to policy change</p> <p>Other than access/highway capacity and loss of Grade 3 agricultural land, no significant constraints to development. Green Belt boundaries would have to be changed prior to development. Site connects to settlement through adjacent SHLAA site. Classed as 'suitable if policy changes'.</p>			
<b>Infrastructure</b>	<b>Utilities</b>	No requirements identified		
	<b>Emergency Services</b>	No requirements identified		
	<b>Education</b>	217 primary school places and 165 secondary places. Estimated cost £5,333,600.		
	<b>Health</b>	Potential contributions to primary healthcare based on the multiplier of £551 per dwelling.		
	<b>Green Infrastructure</b>	10% of site area (3.44 ha).		
	<b>Community Facilities</b>	No requirements identified		
	<b>Other</b>	No requirements identified.		
<b>Sustainability Appraisal</b>	<b>Housing</b>	++	<b>Flooding</b>	-
	<b>Health</b>	+	<b>Waste</b>	-
	<b>Heritage and Design</b>	0	<b>Energy and Climate Change</b>	0
	<b>Crime</b>	0	<b>Transport</b>	+
	<b>Social</b>	+	<b>Employment</b>	0
	<b>Environment, Biodiversity and GI</b>	0	<b>Innovation</b>	0
	<b>Landscape</b>	-	<b>Economic Structure</b>	0
	<b>Natural Resources</b>	-		

<b>Green Belt</b>	<u>10/20</u>	Forms part of 'North of Main Road to Ricket Lane, Ravenshead' in the Green Belt Assessment Addendum (Dec 2015).  Although there is only one boundary with Ravenshead there are strong defensible boundaries to the north and west. There is a small amount of inappropriate development but this is dispersed around the site limiting its impact. There would be a limited reduction in the gap to Blidworth but no impact on the setting of historic settlement.
<b>Compliance with the ACS</b>	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. The site is located within the Green Belt; Policy 3.3 of the ACS requires consideration of non-Green Belt sites before Green Belt sites. The principle of development of this site does not conflict with other policies in the ACS.	
<b>Highways</b>	Satisfactory access from Main Road unlikely without improvements to the Larch Farm junction. Ricket Lane is substandard in width but could potentially provide an emergency access.	
<b>Historic Environment</b>	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
<b>Consultation Response</b>	The site was not identified in the Issues & Options document or through the Masterplanning process. Respondents to both generally favoured development to the south of Ravenshead	
<b>Conclusion</b>	<p>The site is connected to the settlement although it is located to the north of Main Road. There are limited defensible boundaries to the north other than Ricket Lane and there are concerns over access. The site is a substantial size and would significantly exceed the housing figure set for Ravenshead in the ACS. Residents also expressed a preference for development to the south of Ravenshead.</p> <p><b>The site is not being considered for allocation.</b></p>	





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Policy LPD 67  
Ravenshead

 Housing sites  
 Borough Boundary

