

Site Selection Document

Appendix H – Linby, Newstead, Papplewick and Stoke Bardolph



May 2016

1.0 Number of Homes

- 1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that up to 260 new homes will be provided in or adjacent to the ‘Other Villages’¹ but no specific figures for Linby, Newstead, Papplewick and Stoke Bardolph were identified. The Housing Background Paper sets out that no housing targets should be identified for Linby, Newstead, Papplewick and Stoke Bardolph.
- 1.3 Table 1 below sets the situation with regards to completions and extant planning permissions for these settlements. The information for this has been taken from the Housing Background Paper.

Table 1 – committed homes in Linby, Newstead, Papplewick and Stoke Bardolph		
	Completions (1 st April 2011 to 31 st March 2015)	Planning Permissions (as at 31 st March 2015)
Linby	3	1
Newstead	1	1
Papplewick	3	2
Stoke Bardolph	0	0

- 1.4 Although the Housing Background Paper recommends that no housing target is identified for Linby, Newstead, Papplewick and Stoke Bardolph these decisions are partly based on the site selection process. As such it is important that this process is undertaken to identify suitable sites.

2.0 Green Belt

- 2.1 At present the whole of Linby, Papplewick and Stoke Bardolph are washed over by the Green Belt. Paragraph 86 of the NPPF sets out that only where the open character of a settlement makes an important contribution to the openness of the Green Belt should the settlement be included in the Green Belt. If necessary, other policies should be used to restrict development in settlements for reasons such as impact on Conservation Areas and flooding.
- 2.2 An assessment of the contribution that the character of each of the three settlements make to the openness of the Green Belt was carried out as part of the Green Belt Assessment (July 2015) and can be found in Appendices H (Linby), J (Papplewick) and L (Stoke Bardolph) of that document. Based on this assessment it is considered that the character of these settlements makes a contribution to the openness of the Green Belt sufficient to warrant the settlement being included in the Green Belt.
- 2.3 As such the built up area of the Linby, Papplewick and Stoke Bardolph will be included within the Green Belt. This continues the position from the Replacement local Plan (adopted 2005). New buildings within these settlements will only be permitted where they are considered to be ‘limited infilling’ (Policy LPD 15 will apply) or demonstrate that

there are ‘very special circumstances’. Applications to replace or extend buildings will be assessed against policies LPD 13 and LPD 14.

3.0 Sites Considered

- 3.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to Linby, Newstead, Papplewick and Stoke Bardolph:

Table 2 – Reasonable Alternatives in and adjacent to Linby, Newstead, Papplewick and Stoke Bardolph			
SHLAA Reference	Site Name	Size (ha)	Settlement
6/535	Greenacres	0.24	Linby
A3	North of Altham Lodge	0.81	Papplewick
6/132	Newstead Sports Ground	1.67	Newstead
6/586	Stoke Bardolph Farm and Land	3.59	Stoke Bardolph
6/924	Land South of Newstead	10.74	Newstead

- 3.2 Maps of 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.

- 3.3 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.
- 3.4 The following sites are being considered further for allocation:
- A3 – North of Altham Lodge; and
 - 6/132 – Newstead Sports Ground.

4.0 Sites to be allocated

- 4.1 It is recommended that Newstead Sports Ground is allocated for 40 homes. A map of the site to be allocated and our justification for the allocation are provided below.

¹ The ‘other villages’ are Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Discussion of the alternative options and why these have not been taken forward is also provided below.

Newstead Sports Ground

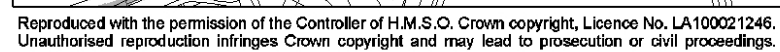
- 4.2 This site includes the whole of SHLAA site 6/132. This site was allocated in the Replacement Local Plan (adopted 2005) for 80 homes but has not yet been developed. There are significant issues with achieving access to the site which mean that delivery is uncertain at this time. However, Newstead is a settlement that would benefit from additional investment and work is ongoing to address these issues. As such it is considered that the site can be allocated.
- 4.3 Although the site was previously allocated for 80 homes it is considered that this represents too high a density in this location. Policy LPD 33 identifies a minimum density of 25 dwellings per hectare for Newstead (compared to 48dph as previously allocated) resulting in a capacity of around 40 homes. A higher density would better reflect the identified housing need but would need to be considered through a planning application to determine whether it were suitable for the site.
- 4.4 The Station Hotel lies adjacent to the site. This is a former public house which has recently closed. Demolition of the building was proposed during 2015; our understanding is that the site would then be included as part of the wider housing site. However an application to register the building as an Asset of Community Value (ACV) was received leading to a halt in the demolition process. If registered as an ACV, the local community would have the right to bid to buy the building. It is considered that the outcome of the ACV application does not affect whether the rest of the site is allocated for residential development.


Options not being taken forward


- 4.5 Although the development of the Altham Lodge site would have a major impact on the adjacent Conservation Area, it is considered generally suitable for residential development; the site relates well to built-up area of Papplewick and would not have a significant adverse impact in terms of landscape or the purposes of the Green Belt. The allocation of sites, however, removes them from the Green Belt. As set out in Paragraph 2.3 above, it is proposed that Papplewick be washed over by the Green Belt. It is not considered appropriate to remove land from the Green Belt adjacent to washed over settlements.

5.0 Next Steps

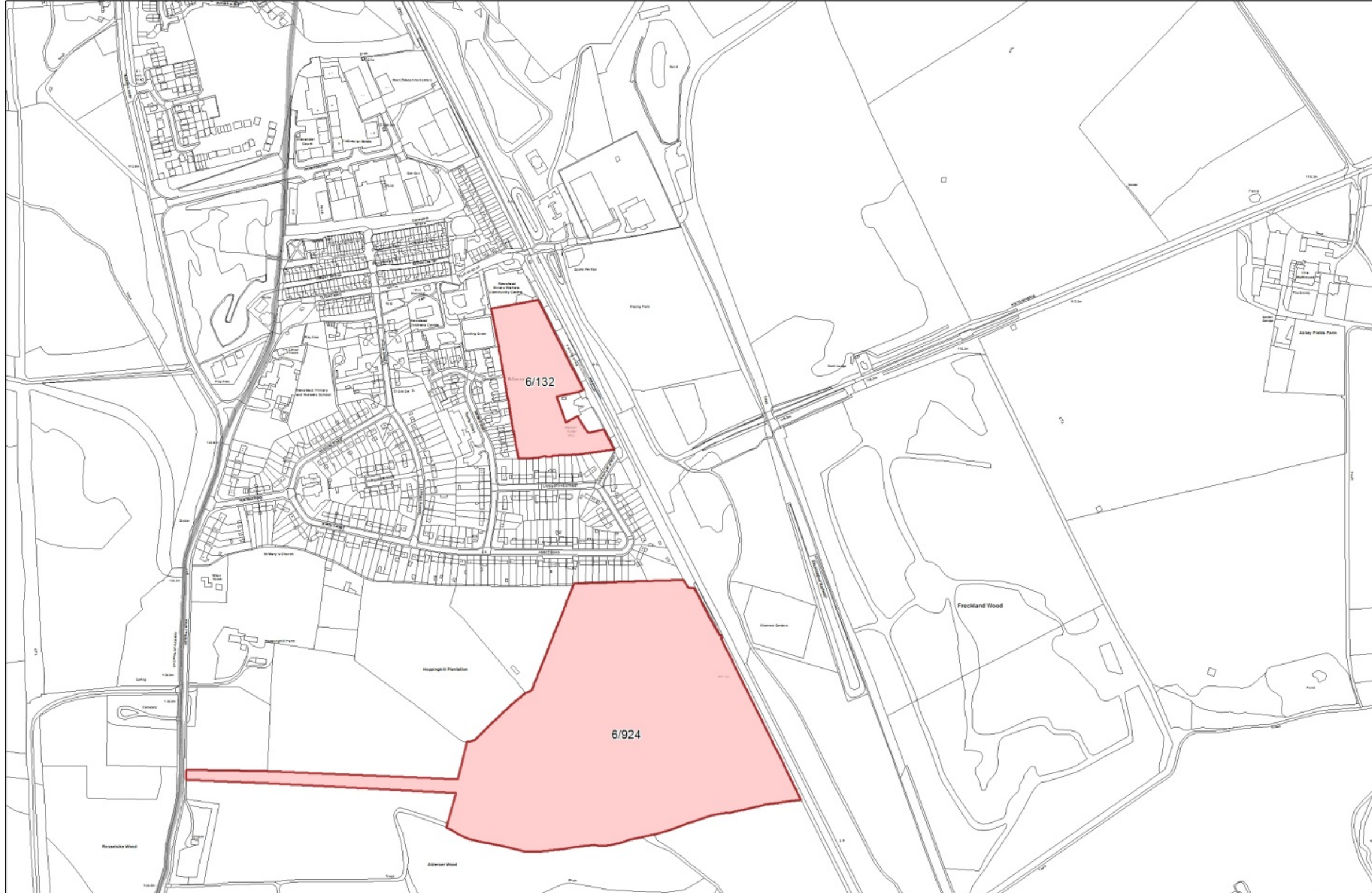
- 5.1 The sites identified for allocation will be included in the Publication Draft of the Local Planning Document. This will be issued for a 6 week period so that local residents, landowners, developers, business, organisations and any other individual or group can make representations on whether they 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.



 Reasonable Alternative Sites

 Borough Boundary







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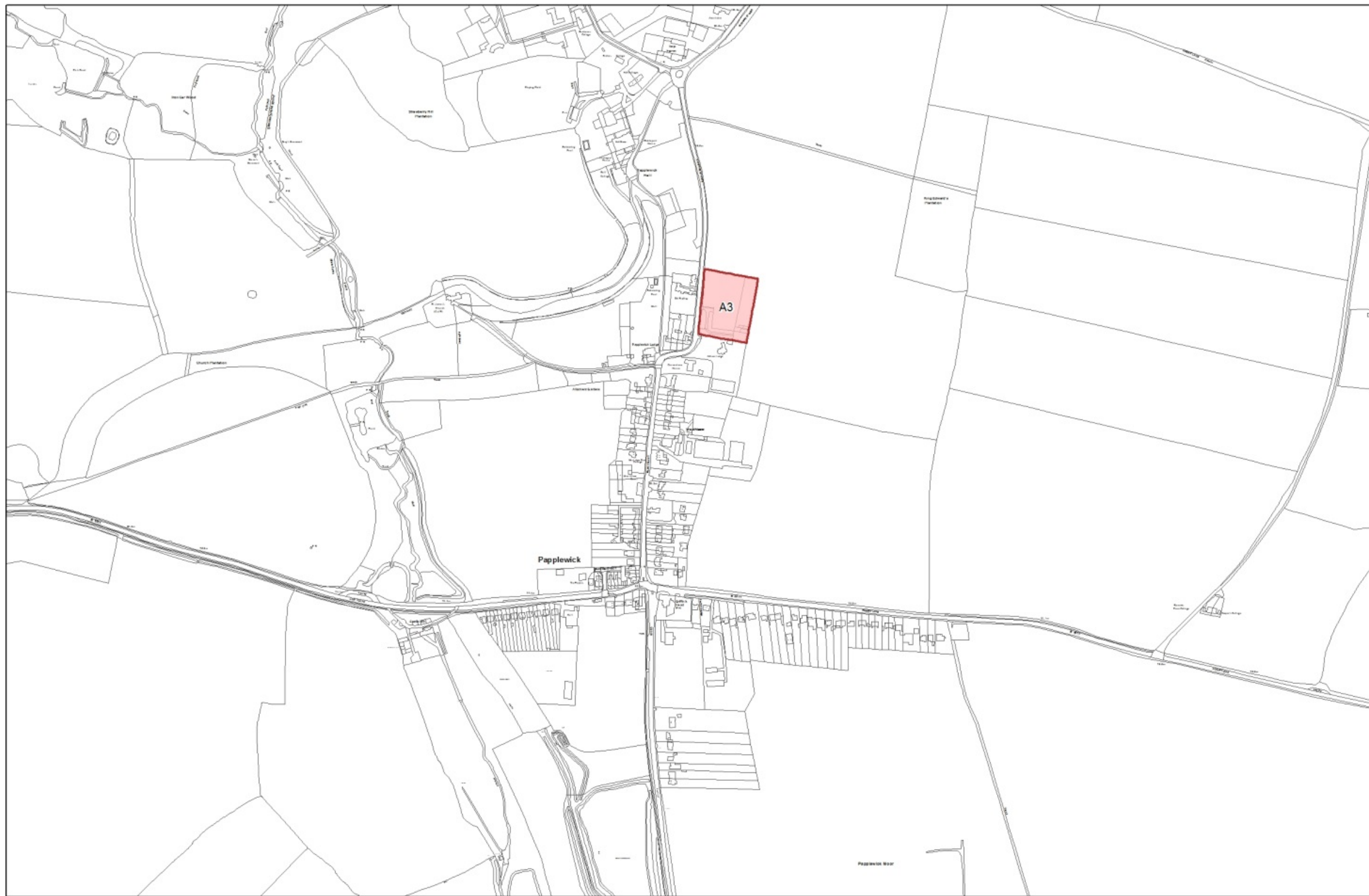


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Newstead

 Reasonable Alternative Sites
 Borough Boundary





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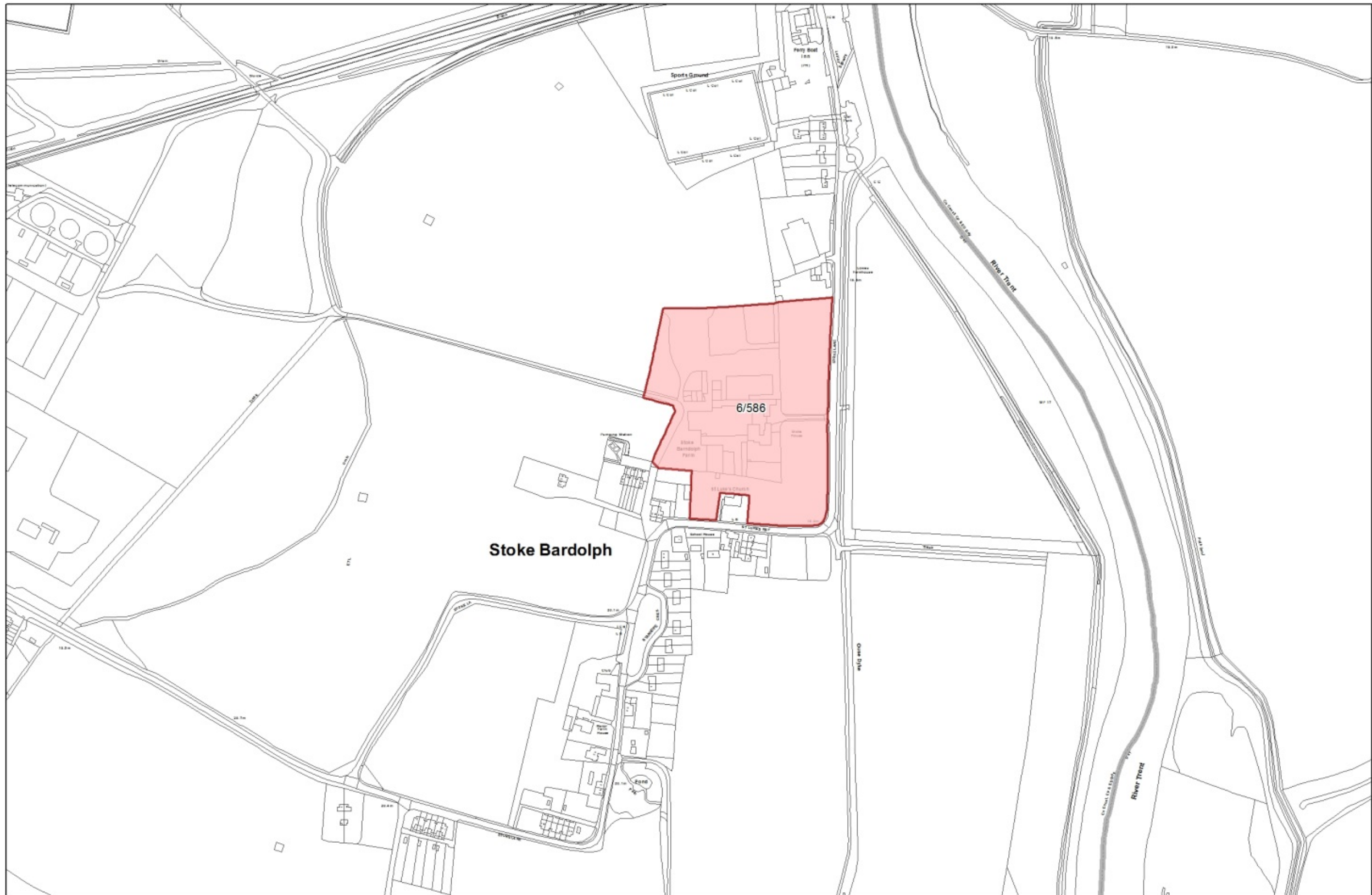


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Papplewick

- Reasonable Alternative Sites
- Borough Boundary





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Stoke Bardolph

Reasonable Alternative Sites
 Borough Boundary



6/535	Greenacres		
Size	0.24 ha	Number of Dwellings	7 homes
Brownfield or Greenfield	Garden land – 100% Greenfield		
SHLAA Conclusion	The site is close to the village of Linby but is in an area that is to be used as a buffer between Linby and the new development at Top Wighay Farm. The level crossing is likely to be an issue for access arrangements and marketability. As such the site is not suitable for residential development.		
Infrastructure	Utilities	No requirements identified	
	Emergency Services	No requirements identified	
	Education	1 primary and 1 secondary school places would be generated. Estimated total cost £28,700.	
	Health	Potential contribution to GP practices in Hucknall based on multiplier of £551 per dwelling estimate £3,857.	
	Green Infrastructure	Potential offsite contribution to open space.	
	Community Facilities	No requirements identified	
	Other	No requirements identified	
Sustainability Appraisal	Housing	+	Flooding -
	Health	+	Waste -
	Heritage and Design	0	Energy and Climate Change 0
	Crime	0	Transport +
	Social	+	Employment 0
	Environment, Biodiversity and GI	-	Innovation 0
	Landscape	0	Economic Structure 0
	Natural Resources	+	

Green Belt	Forms part of Site 1 <u>19/20</u>	The Site adjoins the boundary of Linby although separated by Linby Trail. Development here would lead to a significant degree of merging with the Top Wighay Farm housing allocation and Hucknall. There is no inappropriate development and the Site contributes to the setting of the Conservation Area and other heritage assets in the village.
Compliance with the ACS	The site is located adjacent the village and is therefore consistent with Policy 2.3 d) 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.	
Highways	Satisfactory access cannot be achieved to Wighay Road due to concern that right turning traffic would tail back over the adjacent railway crossing raising road and rail safety issues.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	There is general opposition to further development in Linby. At the Issues and Options consultation residents considered Linby's character should remain open and favoured retention of the infill boundary.	
Conclusion	The site is part of the important Green Belt buffer that separates Linby from the Top Wighay Farm strategic housing allocation. County Highways also raise significant concerns about right turning traffic causing tailing back over the adjacent railway crossing. The site is not being considered for allocation.	



A3	North of Altham Lodge			
Size	0.81 ha	Number of Dwellings	15 homes	
Brownfield or Greenfield	100% Greenfield – currently a paddock.			
SHLAA Conclusion	The site has not yet been assessed through the SHLAA. Given its location it is likely that the site would be assessed as ‘may be suitable subject to policy change’. The conclusions would likely identify the adjacent Conservation Area and access as constraints.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	3 primary school places and 2 secondary school places. Estimated cost £68,900.		
	Health	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £8,265		
	Green Infrastructure	Potential offsite contribution.		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	+	Waste	-
	Heritage and Design	--	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	+	Employment	0
	Environment, Biodiversity and GI	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	<u>13/20</u>	<p>This is the North of Altham Lodge site in the Green Belt Assessment – Addendum (Dec 2015).</p> <p>The site is well connected to the settlement although this results in a significant impact on the setting of the nearby heritage assets. There is no development on site although the site could be considered urban fringe. Moderate defensible boundaries.</p>
Compliance with the ACS	The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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.	
Highways	Satisfactory access achievable on Blidworth Waye despite sharp bend in road to south of site. A footway on eastern side of road would need to be provided.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would have a major impact on the Conservation Area.	
Consultation Response	The site was not included in the Issues & Options stage. There would likely be objections due to the loss of Green Belt and impact on the Conservation Area and local infrastructure.	
Conclusion	<p>The site is well connected to the existing settlement and has some Green Belt value due to the lack of development and contribution to the setting of the Conservation Area. Development would have a major impact on the Conservation Area and its setting.</p> <p>The site can be considered for allocation.</p>	



6/132	Newstead Sports Ground			
Size	1.67 ha	Number of Dwellings	80 homes	
Brownfield or Greenfield	Grazing land – 100% Greenfield			
SHLAA Conclusion	This site has been allocated for residential development in the Gedling Borough Replacement Local Plan (July 2005). As such the site is classed as suitable. There are issues with the achievability which mean the site will be assessed as coming forward in Years 6-10.			
Infrastructure	Utilities	No abnormal requirements		
	Emergency Services	No abnormal requirements		
	Education	17 primary school places and 13 secondary school places. Estimated cost £419,100.		
	Health	Potential contributions to primary health care based on the multiplier of £551 per dwelling.		
	Green Infrastructure	Open space requirement 10% of site area.		
	Community Facilities	No requirements identified		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	-
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	++	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

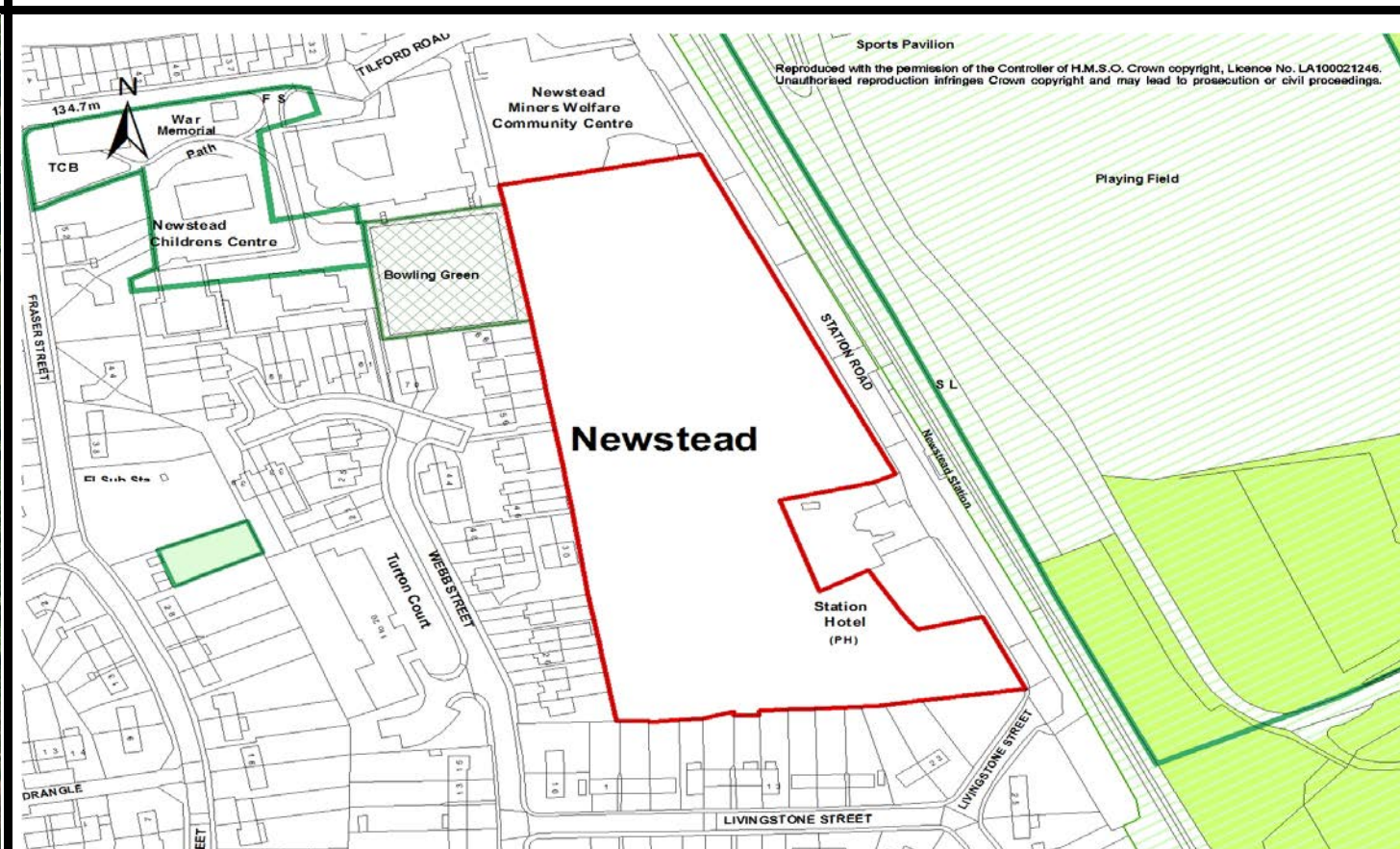
Green Belt	<u>0/20</u>	Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site is located within the envelope of the village and is therefore consistent with Policy 2.3 d) of the ACS. The site is not located within the Green Belt; Policy 3.3 of the 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.	
Highways	Access would need to come from Tilford Road as Station Road is privately owned. Width and visibility are marginal and complicated by the nearby level crossing.	
Historic Environment	<u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).	
Consultation Response	The site was allocated in the Gedling Borough Replacement Local Plan 2005. At the Issues and Options Consultation stage 80% of respondents supported its development.	
Conclusion	<p>The site is an allocation in the adopted Gedling Borough Replacement Local Plan 2005. The site was a sports field but a replacement has been provided nearby. The land is used for grazing and therefore there would be no loss of best and most versatile agricultural land. The site is located within Newstead and is sustainable although access issues will need to be considered in more detail.</p> <p>The site can be considered for allocation.</p>	



Location Map



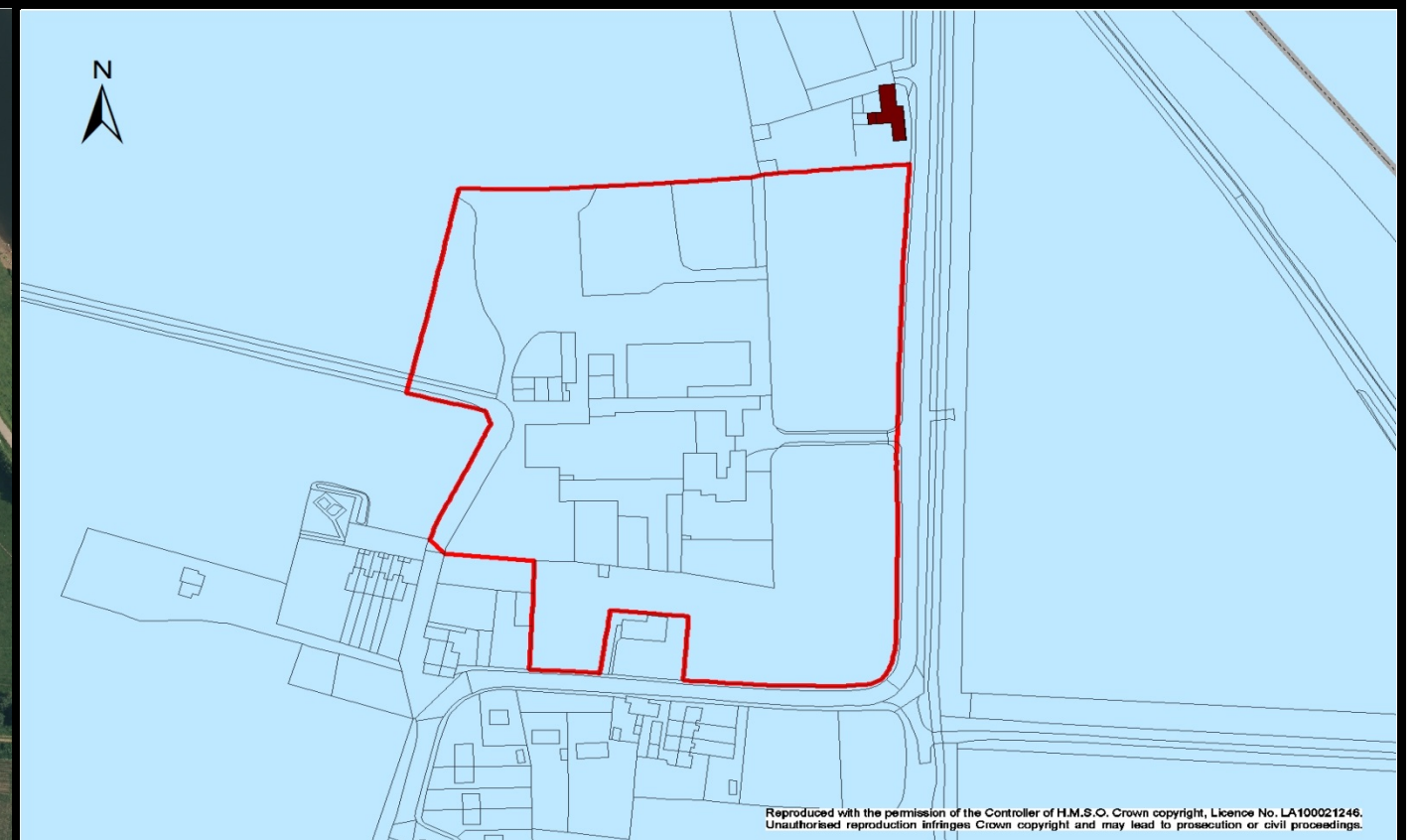
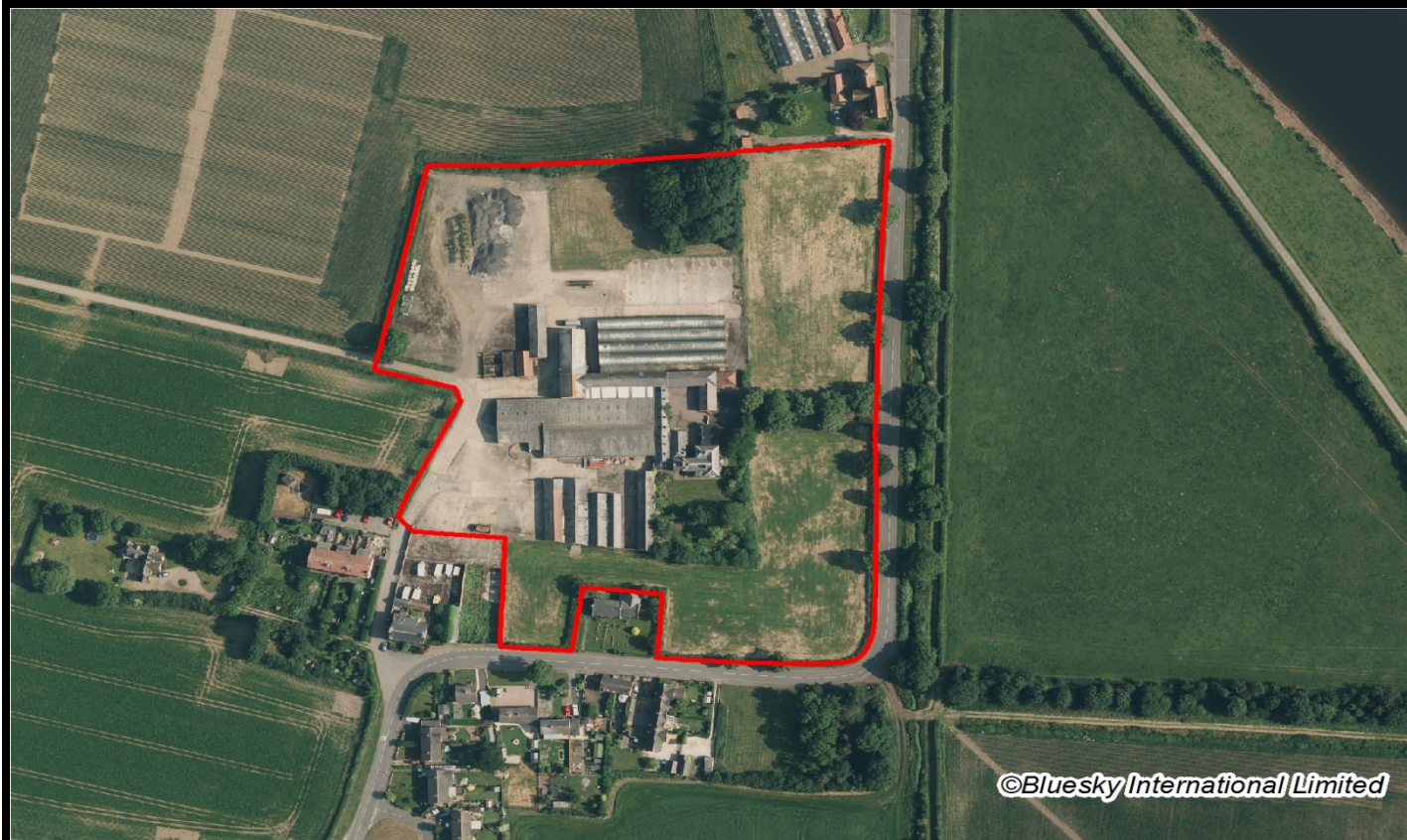
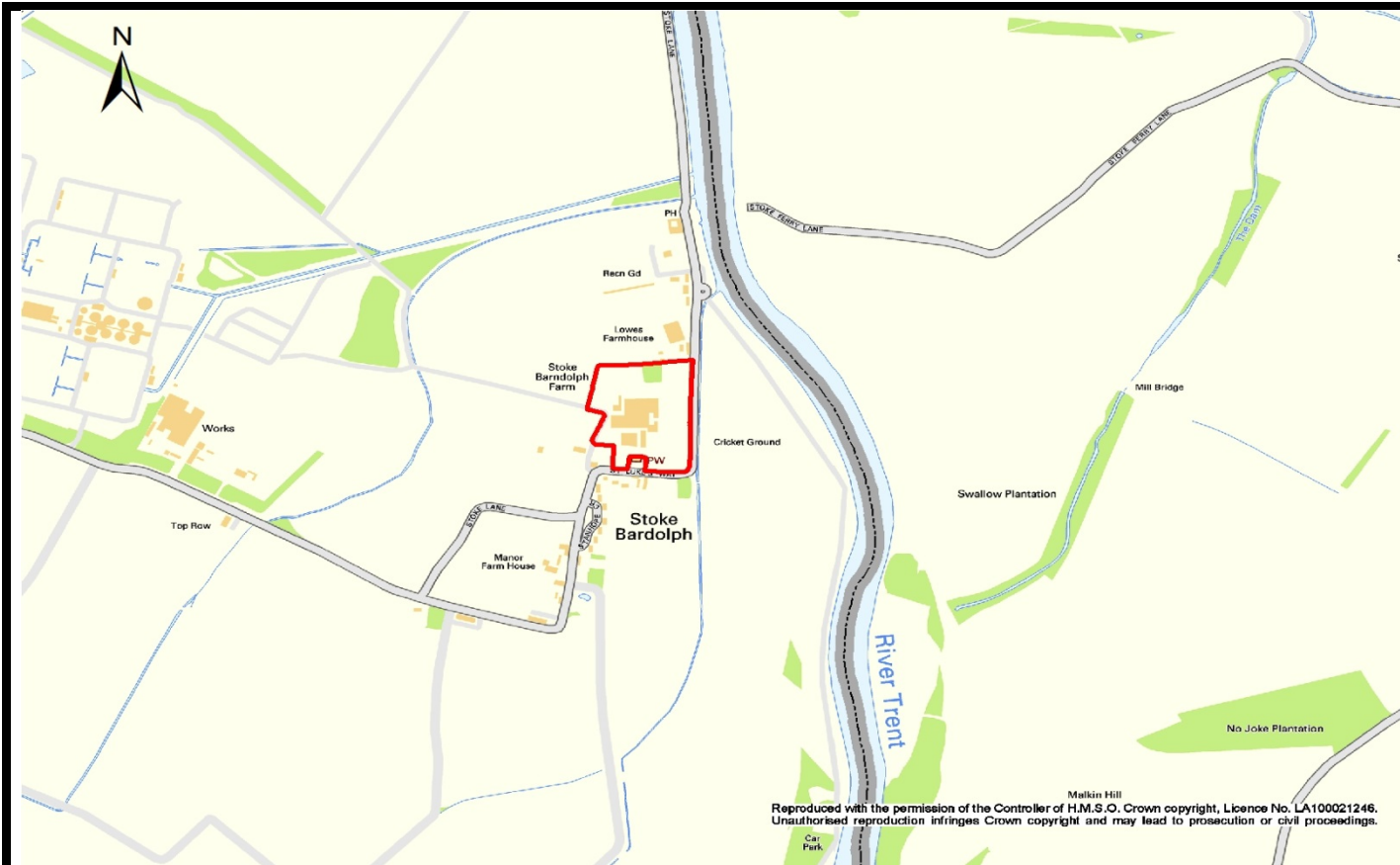
Aerial Photo



Constraints Map

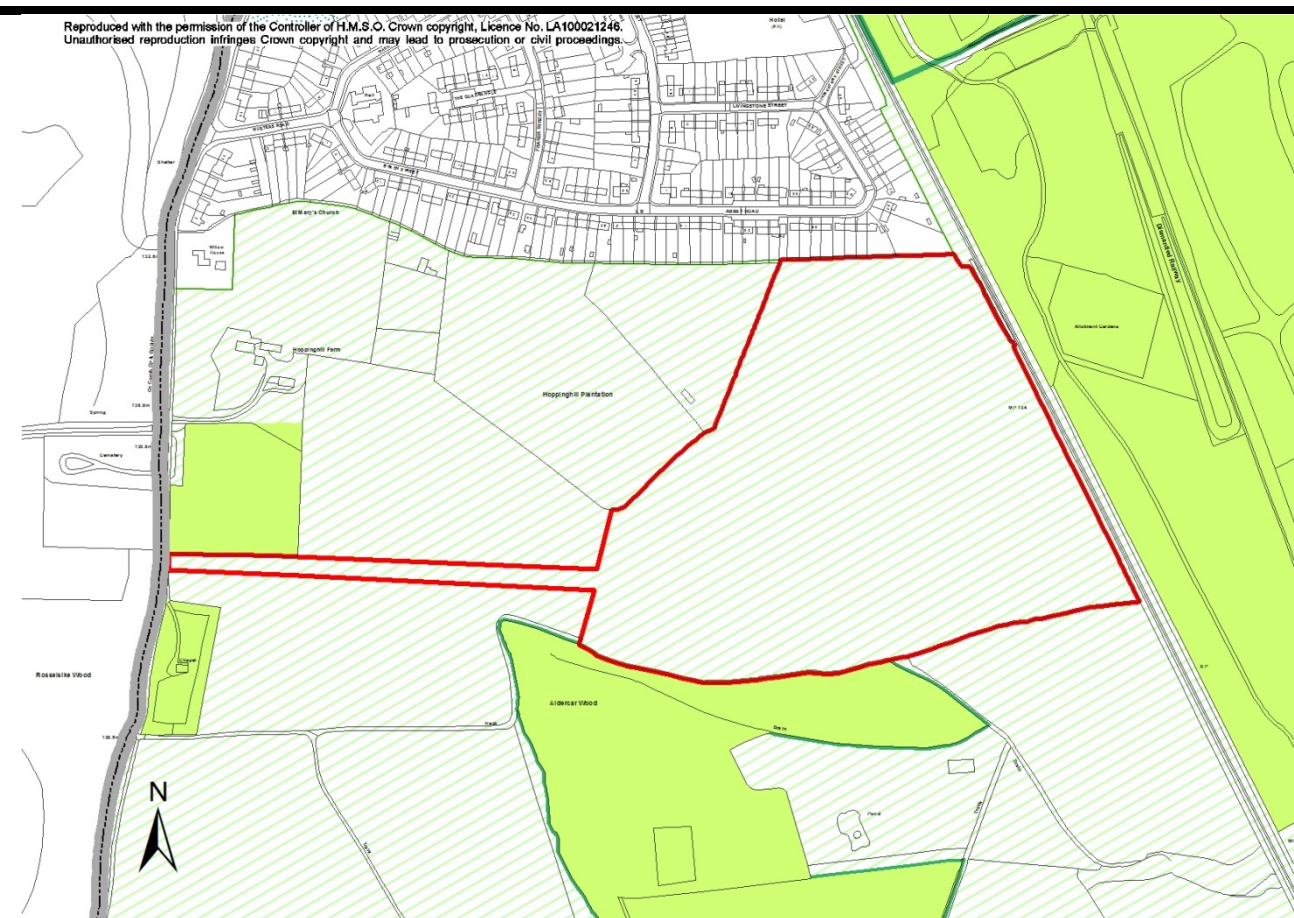
5/586	Stoke Bardolph Farm and Land			
Size	3.59 ha	Number of Dwellings	16 homes	
Brownfield or Greenfield	Agricultural land and buildings – 100% greenfield			
SHLAA Conclusion	The site is located adjacent to a village with limited facilities which has no green belt infill boundary and is in an isolated location. The site is in Flood Zone 2 although the SFRA shows that the site is not at risk during the 1/1000 annual chance. However, other sustainability issues mean that the site is still classed as unsuitable.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	3 primary school places and 3 secondary places. Total estimated cost £86,100.		
	Health	Potential contributions to primary healthcare likely based on the multiplier of £551 per dwelling £8,816		
	Green Infrastructure	Public open space 10% of site area (0.35 ha)		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	-	Waste	-
	Heritage and Design	--	Energy and Climate Change	0
	Crime	0	Transport	+
	Social	-	Employment	0
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

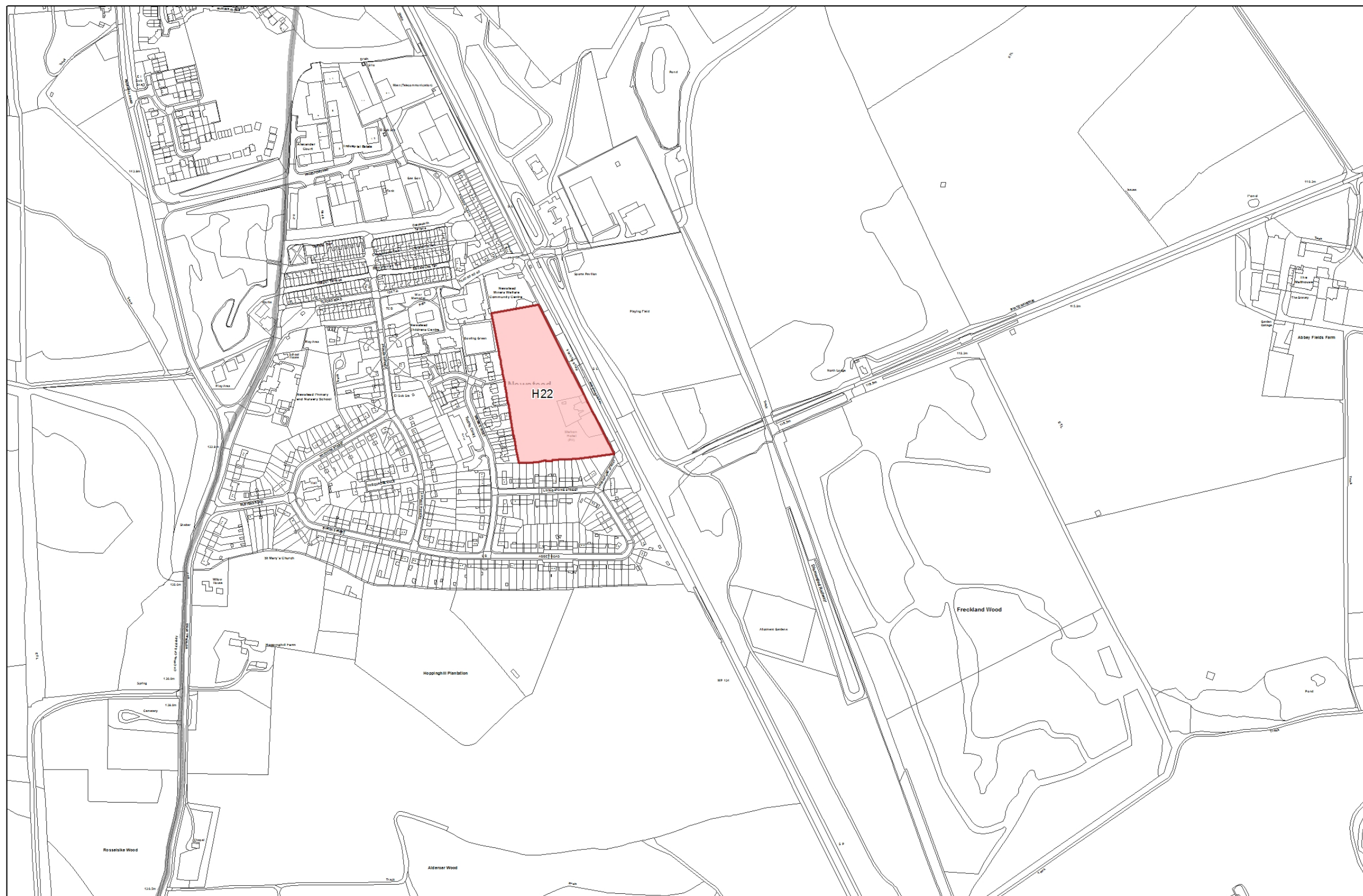
Green Belt	Part of Site 1 12/20	The Site has one boundary with the settlement and there are some defensible features (field boundaries and mature trees). There are only farm buildings in the area although these are large. There would be no impact on the gap to another settlement but would be an impact on historic character as there are a number of listed and local listed buildings nearby.
Compliance with the ACS	The site adjoins the village and is therefore consistent with Policy 2.3 d) 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.	
Highways	Satisfactory access from Stoke Lane. Removal of part of hedge might be required to achieve required visibility splays.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would have a major impact on the local interest building (non-designated) and Listed Buildings (Grade II). The retention of the open frontages to Stoke Lane to the east and south would help to reduce the impact of development. The conversion of existing dwellings with some selective demolition would help to reduce the impact of development. Then if only the farm buildings of historic importance were developed then the impact would be minor.	
Consultation Response	Site not included in the Issues and Options consultation document. In general local communities have objected to green belt sites being allocated.	
Conclusion	The site is isolated and not in sustainable location. Part of the site is located within flood zone two and therefore subject to significant levels of flood risk. The development of the site would have a major impact on the Listed Building and local interest buildings. The site is not being considered for allocation.	



6/924	Land South of Newstead		
Size	10.73 ha	Number of Dwellings	270 homes
Brownfield or Greenfield	Agricultural land – 100%Greenfield		
SHLAA Conclusion	<p><u>May be suitable subject to policy change</u></p> <p>The site is located adjacent to a settlement within the Green Belt. Green Belt issues to be considered through the Local Plan. Subject to confirmation of the access arrangements there are no significant constraints to development.</p>		
Infrastructure	Utilities	No requirements identified.	
	Emergency Services	No requirements identified.	
	Education	57 primary school places and 43 secondary school places estimated cost £1,395,100.	
	Health	Potential contributions to primary health care based on the multiplier of £551 per dwelling estimate £148,800.	
	Green Infrastructure	10% of site area (1 ha). Landscape buffer required to south of site to maintain openness.	
	Community Facilities	No requirements identified.	
	Other	No requirements identified.	
Sustainability Appraisal	Housing	++	Flooding --
	Health	-	Waste -
	Heritage and Design	0	Energy and Climate Change 0
	Crime	0	Transport +
	Social	+	Employment 0
	Environment, Biodiversity and GI	-	Innovation 0
	Landscape	0	Economic Structure 0
	Natural Resources	-	

Green Belt	<u>14/20</u>	<p>Covered by 'South of Newstead' in Green Belt Assessment _ Addendum (Dec 2015).</p> <p>There are strong defensible boundaries to the south and east although the site is visually disconnected from the settlement. There would be no impact on the setting of heritage assets. The site has no inappropriate development and would lead to a reduction in the gap to the Top Wighy Farm development site.</p>
Compliance with the ACS	<p>The site is located adjacent to the village and is therefore consistent with Policy 2.3 d) 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.</p>	
Highways	<p>Hucknall Road is substandard in terms of visibility and width for development of this scale. The site is accessed by a long narrow track and is isolated; it is not considered suitable or sustainable in transport terms.</p>	
Historic Environment	<p><u>No Effect</u> - it is considered that the site has no impact upon the significance of heritage assets (including their setting).</p>	
Consultation Response	<p>The site was not identified in the Issues & Options stage. Consultees are likely to object to the loss of greenfield and Green Belt land (especially due to the decrease in the gap with the Top Wighay Farm development site) and the impact on infrastructure. There may be some support due to the jobs and economic benefit created.</p>	
Conclusion	<p>Although no major negatives have been identified through the SA process the site is valuable in Green Belt terms as it lies within the gap between Newstead and the Top Wighay Farm site. The site has poor access to the public highway and does not relate well to the existing settlement.</p> <p>The site is not being considered for allocation.</p>	





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Policy LPD 69 Newstead

- Housing sites
- Borough Boundary

