

This document updates EX/56

Information on housing sites allocated in the Local Planning Document – Urban Area

Policy LPD 65

(Matter 7)

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 November 2017' column) but summarises information already available in the Housing Background Paper Addendum 2 and Strategic Housing Land Availability Assessment (SHLAA).

The information provided in the 'Updated Position at November 2017' column is correct as at 13th November 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 <https://www.gedling.gov.uk/cil>.

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 2017 / Housing Background Paper Addendum 2 conclusion	Updated Position at November 2017	Projected completions information from Appendix C of Housing Background Paper Addendum 2, unless indicated otherwise in the 'Updated Position' column										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H1 Rolleston Drive (Arnold) Brownfield land Not in the Green Belt	140 home 3.64 ha	Density reduced from 30 dph to 25 dph to allow for surface water attenuation if needed.	Owner – Nottinghamshire County Council	Zone 1 (zero)	SHLAA site 6/18. The site is proposed for allocation in the Local Planning Document (site H1). Informal planning guidance for the site has been prepared and will be adopted once the Local Planning Document is adopted. The planning guidance indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund. Delivery source: Ongoing discussions between Nottinghamshire County Council and Gedling Borough Council	Bid submitted to the Homes and Communities Agency's Housing Infrastructure Fund. Monthly meetings are taking place with the County Council to discuss progress, including attendance from the HCA. Site clearance commenced September 2017.	0	17	35	35	35	18	0	0	0	0	0
H2 Brookfields Garden Centre (Arnold) Brownfield land Green Belt	90 homes 3.52 ha	Density based on Policy LPD 33 (a) – 30 dph.	Owner – Brookfields Nursery Agent – Stone Planning Services Ltd	Zone 2	SHLAA site 6/49. The site is proposed for allocation in the Local Planning Document (site H2). Outline planning application (2017/0155) for up to 32 dwellings on part of the site (to the rear of Brookfields Garden Centre retail unit) was submitted on 2 February 2017 and is currently being determined. Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	No change.	0	0	0	5	25	30	30	0	0	0	0

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							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H3 Willow Farm (Carlton) Greenfield land Green Belt	110 homes 4.17 ha	Density based on information provided by the developer through the SHLAA. Equates to 26 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	Zone 2	Part of SHLAA site 6/459 is proposed for allocation for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020. Delivery source: SHLAA consultation response 2017.	No change.	0	0	0	40	40	30	0	0	0	0	0
H4 Linden Grove (Carlton) Greenfield land Green Belt	115 homes 3.84 ha	Density based on Policy LPD 33 (a) – 30 dph.	Owner – Northern Trust Limited Agent – Bilfinger GVA	Zone 2	SHLAA site 6/542. The site was extended in 2017 to include the triangle of land south east of the site. The site is proposed for allocation in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. As the site cannot be permitted to deliver homes prior to completion of the GAR, the delivery rate information for the site is based on the first scenario. Delivery source: SHLAA consultation response 2017.	No change.	0	0	0	0	20	40	40	15	0	0	0
H5 Lodge Farm Lane (Arnold) Greenfield land Green Belt	150 homes 7.31 ha	Density reduced from 30 dph to 20 dph to allow for landscape buffer along northern and eastern edge.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	Zone 1 (zero)	SHLAA site 6/48. The site is proposed for allocation in the Local Planning Document (site H5). Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	No change.	0	0	10	50	50	40	0	0	0	0	0
H6 Spring Lane (Carlton) Greenfield land Not in the Green Belt	150 homes 5 ha net (9.68 ha gross)	Density considered through determination of planning application. Equates to 30 dph.	Owner – Bloor Homes Midlands and Harworth Estate Investments Ltd	PP granted pre-CIL	SHLAA site 6/52. The site is proposed for the allocation of 150 dwellings in the Local Planning Document (site H6). Construction started on site in April 2016 (2015/1024). As at 31 March 2017, 27 plots have been built. Delivery source: Council assumptions.	As at 30 September 2017, 67 plots have been built = 27 plots in 2016/17 and 40 plots to date in 2017/18.	61	62	0	0	0	0	0	0	0	0	0
H7 Howbeck Road/ Mapperley Plains (Arnold) Greenfield land Green Belt	205 homes 9.73 ha	Density reduced from 30 dph to allow for the provision of a primary school within the site. Equates to 22 dph.	Owners – Mr N Foster & The Frudd Family Agent – GraceMachin Planning & Property	Zone 2	The site (which consists of SHLAA sites 6/51 and 6/671) is proposed for allocation in the Local Planning Document (site H7). Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	No change.	0	0	65	70	70	0	0	0	0	0	0

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							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H8 Killisick Lane (Arnold) Greenfield land Green Belt	230 homes 10.24 ha	Net developable area is 7.19 ha. Density based on information provided by the developer through the SHLAA. Equates to 32 dph.	Owners – Gedling Borough Council, Mr Foster and The Trustees of Constable's Field Foundation Agents – Pegasus Group and GraceMachin Planning and Property	Part Zone 1 (zero) and part Zone 2	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is proposed for allocation in the Local Planning Document (site H8). The site has now been extended to include the small parcel of land (SHLAA site 6/1032). The site adjoins the Dorket Head clay quarry and, to avoid sterilising mineral working through proximal development, will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The mineral extractions and progressive restoration is proposed to be complete in the early 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units delivered by 2021 thereby maintaining an acceptable separation distance from the extraction operations and restoration expected to be complete by the early 2020s. The second phase will commence during 2021/22 progressing northwards and anticipated to be complete by 2024. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk. Delivery source: SHLAA consultation response 2017.	Request for need for a scoping opinion as to whether an Environmental Statement is required in relation to a southerly extension to Dorket Head Quarry to facilitate the extraction of around 690,000 tonnes of clay submitted by Ibstock on 1 st November 2017 (2017/1259NCC).	0	0	15	50	55	55	55	0	0	0	0
H9 Gedling Colliery/ Chase Farm (Carlton) Predominantly brownfield land (>50%) Not in the Green Belt	1,050 homes 33 ha net (42.53 ha gross)	Density considered through determination of planning application (1,050 homes to be provided on 33 ha). Equates to 32 dph.	Owner – Keepmoat Homes Ltd Agent - WYG	Zone 2	SHLAA site 6/131. The site is included in the Aligned Core Strategy as a strategic location and is proposed for allocation in the Local Planning Document (site H9). Planning permission (2015/1376) was granted in March 2017. Information from the SHLAA 2017 consultation provides the delivery rates for the site. Work has started on site. Delivery source: consultation response 2017.	As at 30 September 2017, 40 plots have commenced.	30	120	120	120	120	120	120	120	120	60	0
X1 Daybrook Laundry (Arnold) Brownfield land Not in the Green Belt	49 homes 0.93 ha	Density based on information provided by the developer through the SHLAA. Equates to 53 dph.	Owner names not publicly available. Agent - CPMG Architects Limited (for the planning application)	Zone 1	SHLAA site 6/477. The site boundary has been amended in 2017 to exclude the retail unit on site (2012/1373). The site is proposed for allocation in the Local Planning Document (site X1). The planning report for 2012/1373 states “details of a potential residential development scheme on the remainder of the site has been provided”. An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. The applicant intends to move forward with the development to a full planning application submission and delivery of the site is proposed to be within the next 3 years. Delivery source: Council assumptions based on SHLAA consultation response 2017.	Site is currently being marketed and sale of site has been agreed subject to planning permission.	0	0	9	20	20	0	0	0	0	0	0

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X2 Land West of A60 A Brownfield land Not in the Green Belt	72 homes 1.33 ha (planning report says 1.2 ha)	Density considered through determination of planning application. Equates to 60 dph.	Owners – M F Strawson Ltd Developer - Barwood Homes Agent - BHB Architects	Zone 1	SHLAA site 6/479. The site is proposed for allocation in the Local Planning Document (site X2). Planning application (2016/0854) for 72 dwellings was granted in August 2017 subject to the signing of the s106. Information from the SHLAA 2017 consultation indicates that construction on site will commence in Spring 2018. Delivery source: SHLAA 2017 consultation / meeting with landowner July 2017.	No change. It is anticipated that the s106 agreement will be signed imminently.	0	30	30	12	0	0	0	0	0	0	0
X3 Land West of A60 B Greenfield land Green Belt	150 homes 8.07 ha	Density based on information provided by the developer through the SHLAA. Equates to 19 dph.	Owners – M F Strawson Ltd Likely developer - Barwood Homes Agent – Chave Planning	Zone 1	SHLAA site 6/778. The site is proposed for allocation in the Local Planning Document (site X3). Information from the SHLAA 2017 consultation states the submission of planning application anticipated in May 2018 and construction on site will commence in Spring 2019 and completed by March 2022. Delivery source: SHLAA 2017 consultation / meeting with landowner July 2017.	No change.	0	0	50	50	50	0	0	0	0	0	0