

This document updates EX/59

Information on housing sites allocated in the Local Planning Document – Calverton

Policy LPD 66

(Matter 8)

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
H14 Dark Lane (Calverton) Greenfield land Not in the Green Belt	72 homes 2.65 ha	Density considered through determination of planning application. Equates to 27 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	PP granted pre-CIL	SHLAA site 6/130. The site is proposed for allocation in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the SHLAA 2017 consultation states that the access road into the site constructed for phase 1 and development on site to start in 2018/19 and to be continued over 4-5 years. Delivery source: SHLAA consultation response 2017.	No change.	0	18	18	18	18	0	0	0	0	0	0
H15 Main Street (Calverton) Greenfield land Green Belt	75 homes 2.98 ha	Density based on Policy LPD 33 (b ii) – 25 dph.	Owner – Langridge Homes Ltd Agent – Geoffrey Prince Associates Ltd	Zone 2	SHLAA site 6/544. The site is proposed for allocation in the Local Planning Document (site H15). Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	No change.	0	25	25	25	0	0	0	0	0	0	0

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
H16 Park Road (Calverton) Greenfield land Green Belt	390 homes 14.30 ha	Density based on Policy 33 (b ii) – 25 dph but increased to reflect information provided by the developer through the SHLAA.	Owners – Persimmon Homes and Charles Church Agent – RPS Planning & Development	Zone 2	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is proposed for allocation in the Local Planning Document (site H16). Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	Planning application anticipated shortly.	0	25	50	50	50	50	50	50	50	15	0
X4 Flatts Lane (Calverton) Greenfield land Green Belt	60 homes 2.74 ha	Density based on Policy 33 (b ii) – 25 dph but reduced to allow for landscape buffer to the north area of the site (as set out in Site Selection Document Addendum 3 (EX/131)).	Owner names not publicly available. Agent - Turley Associates	Zone 2	SHLAA site 6/37. The site is proposed for allocation in the Local Planning Document (site X4). Information from the SHLAA 2017 consultation provides the delivery rates for the site. Delivery source: SHLAA consultation response 2017.	No change.	0	0	30	30	0	0	0	0	0	0	0