

This document updates EX/66

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

Policy LPD 67

(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
H17 Longdale Lane A (Ravenshead) Greenfield land Not in the Green Belt – currently safeguarded land	30 homes 1.36 ha	Density based on Policy LPD 33 (b i) – 20 dph. Number of units has been rounded up to 30 dwellings.	Owner names not publicly available.	Zone 3	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Information from the SHLAA 2017 consultation states that the site would be delivered within five years. Delivery source: SHLAA consultation response 2017.	No change.	0	10	10	10	0	0	0	0	0	0	0
H18 Longdale Lane B (Ravenshead) Greenfield land Green Belt	30 homes 1.24 ha	Density has been considered through the determination of the planning application. Equates to 24 dph.	Owner – Aldergate Properties Ltd	Zone 3	Part of SHLAA site 6/39 is proposed for allocation in the Local Planning Document (site H18). A planning application (2014/0273) is currently being determined. Delivery source: SHLAA consultation response 2017.	No change.	0	5	20	5	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	
H19 Longdale Lane C (Ravenshead) Greenfield land Not in the Green Belt – currently safeguarded land	70 homes 2.29 ha	Density has been considered through the determination of the planning application. Equates to 30 dph.	Owner – Cutts & Lane Agent – Ben Hunt Planning Ltd	PP granted pre-CIL	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Site has planning permission for 70 homes (2013/0836). Information from the SHLAA 2017 consultation states that the applicant intends to build 70 dwellings during 2018/19. Delivery source: SHLAA consultation response 2017.	Reserved Matters application (2017/1164) for 51 dwellings was submitted in October 2017 and is currently being determined. Projected completions column has been updated to reflect the reduced number of dwellings.	0	70 51	0	0	0	0	0	0	0	0	0	0
X5 Kighill Lane A (Ravenshead) Predominantly greenfield land Green Belt	20 homes 1.24 ha	Density based on Policy LPD 33 (b i) – 20 dph. Number of units has been rounded down to 20 dwellings.	Owner names not publicity available. Agents – Mark Jackson Environmental Planning and Aspbury Planning	Zone 3	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is proposed for allocation in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. Delivery source: SHLAA 2017 consultation (part) / meetings with landowners (July 2017).	Meeting took place with landowners October 2017.	0	0	10	10	0	0	0	0	0	0	0	0
X6 Kighill Lane B (Ravenshead) Predominantly greenfield land Green Belt	30 homes 1.61 ha	Density based on Policy LPD 33 (b i) – 20 dph. Number of units has been rounded down to 30 dwellings.	Owner names not publicity available.	Zone 3	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is proposed for allocation in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner. Delivery source: SHLAA 2017 consultation (part) / meetings with landowners (July 2017).	Meeting took place with landowners October 2017. Agent being appointed.	0	0	10	10	10	0	0	0	0	0	0	0