

Extract of Local Planning Document policies that are proposed to be amended

Introduction

- As a result of the Inspector's note dated 16th June 2017 (**EX/122**), it is proposed that the following sites are allocated for housing in the Local Planning Document (LPD), and that the relevant policies are updated to include these additional sites:

LPD Reference	Site Name and Allocation	Locality (LPD Policy)
X1	Daybrook Laundry – 50 homes	Urban Area (Policy LPD 65)
X2	Land West of A60 A – 70 homes	Urban Area (Policy LPD 65)
X3	Land West of A60 B – 150 homes	Urban Area (Policy LPD 65)
X4	Flatts Lane – 60 homes	Calverton (Policy LPD 67)
X5	Kighill Lane A – 20 homes	Ravenshead (Policy LPD68)
X6	Kighill Lane B – 30 homes	Ravenshead (Policy LPD68)

- Background information regarding these proposed additional housing allocations can be found by referring, in particular, to the following consultation documents:
 - Housing Background Paper Addendum 2
 - Site Selection Document Addendum 2
 - Sustainability Appraisal Addendum 4

Reading this Document

- This document only includes extracts of the LPD policies that are relevant to this consultation on the five additional proposed housing sites. The policy extracts include modifications that have been agreed through the examination hearing process for completeness only. It should be noted that all such modifications will be formally consulted on following the closing of the examination hearing process. This consultation relates specifically to the five proposed additional housing sites.
- Where policy text and supporting text is indicated as red and underlined, this denotes proposed changes that are the subject of this consultation.
- The maps that support each policy include two types of notation – 'housing sites' and 'additional housing sites'. Those indicated as 'housing sites' have been consulted on previously and discussed during the examination hearing sessions. Any minor amendments to boundaries that have been discussed through the examination process are included (please refer to paragraph 3). Those indicated as 'additional housing sites' denote the five sites that are the subject of this consultation.

Policy LPD 64 Housing Distribution

A minimum of 7,250 homes will be provided for during the plan period (2011-2028), distributed as follows:

1. **4,890 homes in or adjoining the main built up area of Arnold and Carlton;**
2. **Up to 1,265 homes around Hucknall;**
3. **1,660 homes at the Key Settlements for Growth made up of**
 - i. Bestwood Village - 540 homes;
 - ii. Calverton - 820 homes; and
 - iii. Ravenshead - 300 homes.
4. **170 homes at the other villages including:**
 - i. Burton Joyce - 80 homes; and
 - ii. Woodborough - 50 homes.
5. **Windfall allowance - 320 homes.**

2.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages' will be provided to meet local need only.

2.2 The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall. The current supply information suggests that this figure may be somewhat lower but the 'up to' figure has been kept at 1265 in order to allow a degree of flexibility in relation to sites that are still to be developed whilst remaining below the maximum figure set by the Aligned Core Strategy.

2.3 The Aligned Core Strategy allocates three strategic sites, at Teal Close on the edge of the urban area and at Top Wighay Farm and North of Papplewick Lane on the edge of Hucknall. These sites are shown on the Policies map. Gedling Colliery/Chase Farm site was also identified as a strategic location for growth in the Aligned Core Strategy and is shown on the Policies map as housing allocation H9.

2.4 The proposed non-strategic sites for the urban area and edge of Hucknall are outlined in Policy LPD 65: Urban Area. For the key settlements, sites in Bestwood Village are outlined in LPD 66: Bestwood Village; Calverton in LPD 67 and Ravenshead in LPD 68. For the other villages, the following policies are provided: LPD 69 Burton Joyce; LPD 70 Newstead; and LPD 71 Woodborough.

2.5 The figures set out in Policy LPD64 include homes which have already been built since 2011, sites with extant planning permission, sites below the threshold for allocation and sites allocated in the Aligned Core Strategy and Local Planning Document.

Policy LPD 65 Housing Allocations - Urban Area and edge of Hucknall

The following sites are allocated for residential development, as shown on the Policies Map:

- H1 - Rolleston Drive – 140 homes
- H2 - Brookfields Garden Centre – 90 homes
- H3 - Willow Farm – 110 homes *
- H4 - Linden Grove – 115 homes *
- H5 - Lodge Farm Lane – 150 homes
- H6 - Spring Lane – 150 homes #
- H7 - Howbeck Road/Mapperley Plains – 205 homes
- H8 - Killisick Lane – 230 homes
- H9 - Gedling Colliery/Chase Farm – 1,050 homes
- X1 - Daybrook Laundry – 50 homes
- X2 - Land West of A60 A – 70 homes
- X3 – Land West of A60 B – 150 Homes
- H10 - Hayden Lane – 120 homes

Sites marked with a * will not be permitted to deliver homes prior to completion of the Gedling Access Road.

Sites marked with a # have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of homes subject to the overall scheme being considered suitable.

3.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'¹ will be provided to meet local need only.

3.2 The urban area is considered to be the most sustainable location for new homes within Gedling Borough. It has more services and facilities and better public transport links to key destinations such as Nottingham City Centre. Focussing new development to locations within or adjacent to the urban area will ensure that best use is made of these attributes.

¹ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

3.3 The sites identified in this policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to the urban area including a mix of brownfield and greenfield sites. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Rolleston Drive

3.4 This site is brownfield and is located centrally within the existing urban area of Arnold. It was last used as a depot for Nottinghamshire County Council. In developing the site, account will need to be taken of the stream which runs along the north-western boundary of the site. This connects the adjacent water storage facility to other facilities and helps control surface water runoff in the area. The site is also possibly affected by contamination and a ground survey would be required as part of the planning application. Access to the site will come from Rolleston Drive likely via a new point of access. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 18 affordable homes. Contributions would also be expected to education and health and to open space.

Brookfields Garden Centre

3.5 The site is located on the north-eastern edge of Arnold and is currently occupied by a garden centre. The site is adjacent to the Howbeck Road/Mapperley Plains allocation but has been allocated separately to reflect that it is already developed. Access to the site will be from Mapperley Plains and may be in conjunction with the adjacent site. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 31 affordable homes. Contributions would also be expected towards education, health and open space.

3.6 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Willow Farm

3.7 Willow Farm is currently agricultural land and is located on the eastern edge of Carlton between the existing urban area and the proposed route of the Gedling Access Road. Access to the site would be via existing roads (Green's Farm Lane and/or Grange View Road) although homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access Road will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 22 affordable homes. Contributions would also be expected towards education, health and open space.

Linden Grove

3.8 This site is located to the south east of Carlton close to the Carlton-le-Willows Academy. The site is bounded by the Colwick Loop Road although access is

expected to be onto Burton Road. As with Willow Farm, homes on site cannot be delivered until the Gedling Access Road is complete. This is because providing the Gedling Access will divert traffic from the Arnold Lane/Shearing Hill area thereby freeing up capacity. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 23 affordable homes. Contributions would also be expected towards education, health and open space.

Lodge Farm Lane

3.9 Located to the north of Arnold, Lodge Farm is currently agricultural land. The main access would come from Mansfield Road (A60) with secondary access through the Stockings Farm development to the east. The north eastern corner of the housing allocation should be left open as a landscape buffer in order to minimise landscape and visual impact. Due to the need to define the boundaries of the Green Belt using defensible features on the ground, an area of land to the north of the housing allocation will be removed from the Green Belt and designated as Safeguarded Land. However, it is not expected that this land will be developed in the future as this land is sensitive in landscape terms. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 30 affordable homes. Contributions would also be expected towards education, health and open space.

3.10 Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Spring Lane

3.11 This site is located to the south of the Ashwater Drive site allocated in the Gedling Borough Replacement Local Plan (2005) and forms part of the spoil heap for the former Gedling Colliery/Chase Farm site. The site was granted planning permission in May 2015.

Howbeck Road/Mapperley Plains

3.12 This allocation is located to the north-eastern edge of Arnold adjacent to the allocation at Brookfields Garden Centre; development of each of the sites should have regard to the other. The main access to the site would come from Mapperley Plains with additional access through the recent development off Howbeck Road to the west. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver 62 affordable homes. Contributions would also be expected towards education, health and open space.

3.13 The site lies close to existing mineral and waste operations at Dorket Head. To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with

Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Killisick Lane

3.14 The Killisick Lane site lies adjacent to the northern edge of Arnold. The site is adjacent to a local nature reserve and access to the site would involve the loss of a small part of the site. An area of land north of the allocation will be provided in compensation. Additional access may be possible via Strathmore Road. Based on the Affordable Housing SPD (adopted 2009) the site is expected to deliver at least 43 affordable homes². Contributions would also be expected towards education, health and open space.

3.15 The site lies close to existing mineral and waste operations at Dorket Head. ~~To protect both these operations and residential amenity the phasing of the site should align with the expected extraction of minerals and development should maintain an appropriate standoff from active operations. The company Ibstock Brick Limited is proposing to extend the quarry to the south of the existing workings. The housing site H8 will need to be phased to ensure that an appropriate standoff is maintained between the housing development and the active quarry operations. Subject to the necessary planning consent being obtained it is anticipated that the extraction of clay could be worked out by 2021 with progressive restoration restoring the land by the early 2020s. Planning permission will only be granted subject to a phasing policy which requires the site to be developed in two phases starting with the southern part of the site and progressing northwards. The first phase comprising approximately 65 units will be confined to the south western part of the site to a line approximate to the extent of the existing built up area (aligning with Brechin Close). This first phase will then be phased to commence in 2019/20 progressing northwards and complete by 2021/22. Phase 2 will be commenced around 2022/23 progressing northwards at which point it is expected that the extraction of clay will have finished and the southern extension to the quarry progressively restored.~~ Other forms of mitigation, such as bunds and screening, may also be required. Prior extraction of brick clay from the site should be considered through the planning application process. Consideration should be given to whether extraction is viable and feasible. Consultation with Nottinghamshire County Council as the Minerals and Waste Planning Authority will be required.

Gedling Colliery/Chase Farm

3.16 Land at the former Gedling Colliery/Chase Farm site was allocated in the Gedling Borough Replacement Local Plan (2005) for 1,120 homes and 6 ha of employment land. Through the Aligned Core Strategy the site was identified as a Strategic Location for at least 600 homes with associated employment and a new local centre also to be provided.

² The site is split between two housing sub-markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 homes is based on the application of 20% across the entire site.

3.17 Access to the site is dependent on the provision of the 3.8km long Gedling Access Road which will link Mapperley Plains to the north with the A612 further south. The Gedling Access Road was granted planning permission in December 2014 and planning permission for remainder of the development scheme was granted in March 2017. In addition to the Gedling Access Road the application makes provision for a new school, a local centre, open space and 37 affordable homes. The land to the north of the Gedling Access Road is allocated for employment-led mixed use development which will provide sustainable employment opportunities close to the new housing provision.

3.18 The Council will closely monitor progress on the Gedling Access Road to identify any slippage or risk of no delivery. If the Gedling Access Road cannot be delivered, the Council is of the view that the risk to housing delivery both in terms of scale and location would be of such significance to warrant an early review of the Local Plan. The trigger point for an early review would be conditional on confirmation from the promoters of the Gedling Access Road that the scheme is not to be delivered. Whilst such a scenario is unlikely, a decision to undertake an early review of the local plan would be made by March 2020.

Daybrook Laundry

3.19 This site is located in Daybrook and is currently brownfield land within the main urban area. Access to the site would come from the existing signalised access road that provides access to the adjoining supermarket. Based on the Affordable Housing SPD, the site would be expected to deliver 10 affordable homes. Contributions would be expected towards education, health and open space.

Land West of A60 A

3.20 This site is located to the north of Redhill and is currently brownfield land. It is anticipated that planning permission will be granted on the site. Through the section 106 agreement contributions are expected to be secured for open space, primary and secondary education school places and affordable housing.

Land West of A60 B

3.21 This site is located to the north of Redhill and is currently agricultural land. Access to the site has been safeguarded through the adjoining site - X1 Land West of A60 A. Based on the Affordable Housing SPD, the site would be expected to deliver 45 affordable homes. Contributions would be expected towards education, health and open space.

Hayden Lane

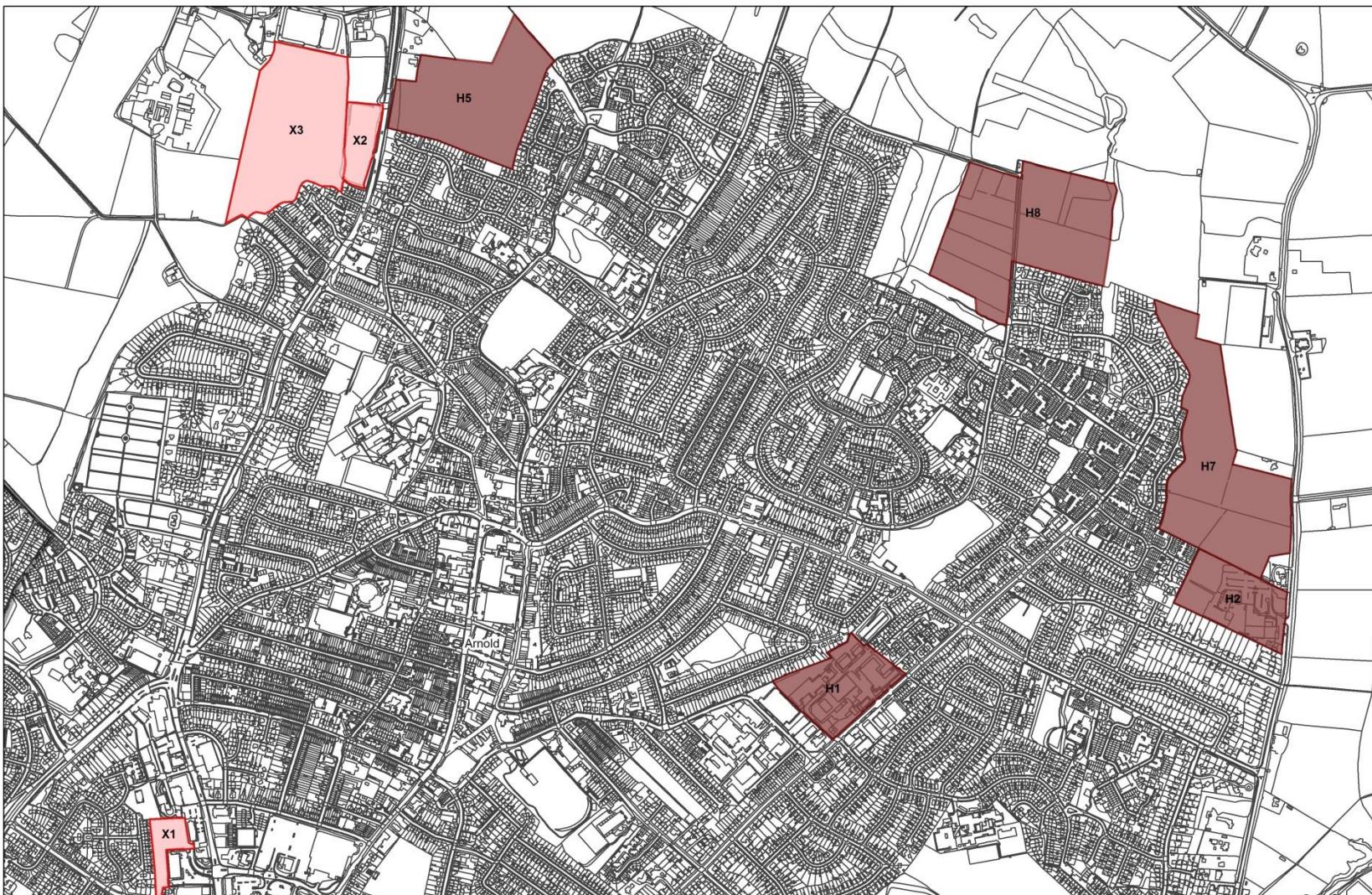
3.22 This site lies adjacent to the sub-regional centre of Hucknall to the west of the North of Papplewick Lane site. The site would be expected to provide 36 affordable homes. As the site adjoins Ashfield District, careful consideration will need to be given to the impact on local infrastructure (including education and health) and most appropriate way to use contributions.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment provision and Economic Development
- ACS Policy 7: Regeneration
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 64: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 65	All sites delivered by 2028	Monitoring of site status



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Policy LPD 65
Urban Area - Arnold

- Housing Sites (dark red)
- Additional Housing Sites (light red)
- Borough Boundary (thin black line)



Policy LPD 67 Housing Allocations - Calverton

The following sites are allocated for residential development, as shown on the Policies Map:

- H14 - Dark Lane - 70 homes [#]
- H15 - Main Street -75 homes
- H16 - Park Road - 390 homes
- **X4 - Flatts Lane – 60 homes**

Sites marked with a [#] have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

5.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will be directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'³ will be provided to meet local need only.

5.2 Calverton is identified as a key settlement for growth in the Aligned Core Strategy and is located about 6 miles north-east of the urban area of Arnold. As of the 2011 Census it had a population of 7,076 and 2,987 households. The character of the settlement is roughly split between the southern part which includes the historic core along Main Street and the northern part which includes the majority of the post-war development. Calverton has a good range of facilities compared to other similar sized settlements. These include:

- a combined secondary school and leisure centre;
- an industrial estate;
- three primary schools; and
- a local centre including a library, small supermarket, doctors surgery and post office.

5.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to Calverton. It has been considered that there were the exceptional circumstances

³ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

required to amend the boundary of the Green Belt at Main Street and at Park Road to allow residential development and provide Safeguarded Land for future development beyond the plan period (see Policy LPD 16: Safeguarded Land).

5.4 Mitigation measures will be required in relation to the Flatts Lane, Main Street and Park Road sites in order to avoid the likelihood of a significant effect on the prospective Sherwood Forest Special Protection Area, as identified in the Habitat Regulations Assessment. Mitigation will include the provision of green infrastructure and visitor management and a further assessment of potential effects.

Dark Lane

5.5 The Dark Lane site was allocated in the Gedling Borough Replacement Local Plan (2005) for 110 homes and a Development Brief was prepared and adopted as an SPD in July 2008. Prior to this the site had been agricultural land although had not been used as such for a number of years. Planning permission was granted for the site in November 2012 which reduced the number of homes to 72 due to changes to the adjacent Conservation Area in the period after the site was originally allocated. Through the s106 agreement for the planning permission contributions were secured for open space, primary health care and affordable housing. At the time of writing the site is under construction.

Main Street

5.6 This site is located to the west of Calverton close to the junction between Main Street and Hollinwood Lane and is currently used for grazing. Access to the site would be from Main Street. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 15 affordable homes. Contributions would also be expected towards education, health and open space.

Park Road

5.7 The Park Road site lies to the north-west of the village and is largely agricultural land; a small area to the west is an unused car park. Access to the site would come via at least two access points from Park Road and Collyer Road. An additional access may be possible via North Green although the amenity of the existing homes here would need to be protected. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide 78 affordable homes. Contributions would also be expected towards education, health and open space.

Flatts Lane

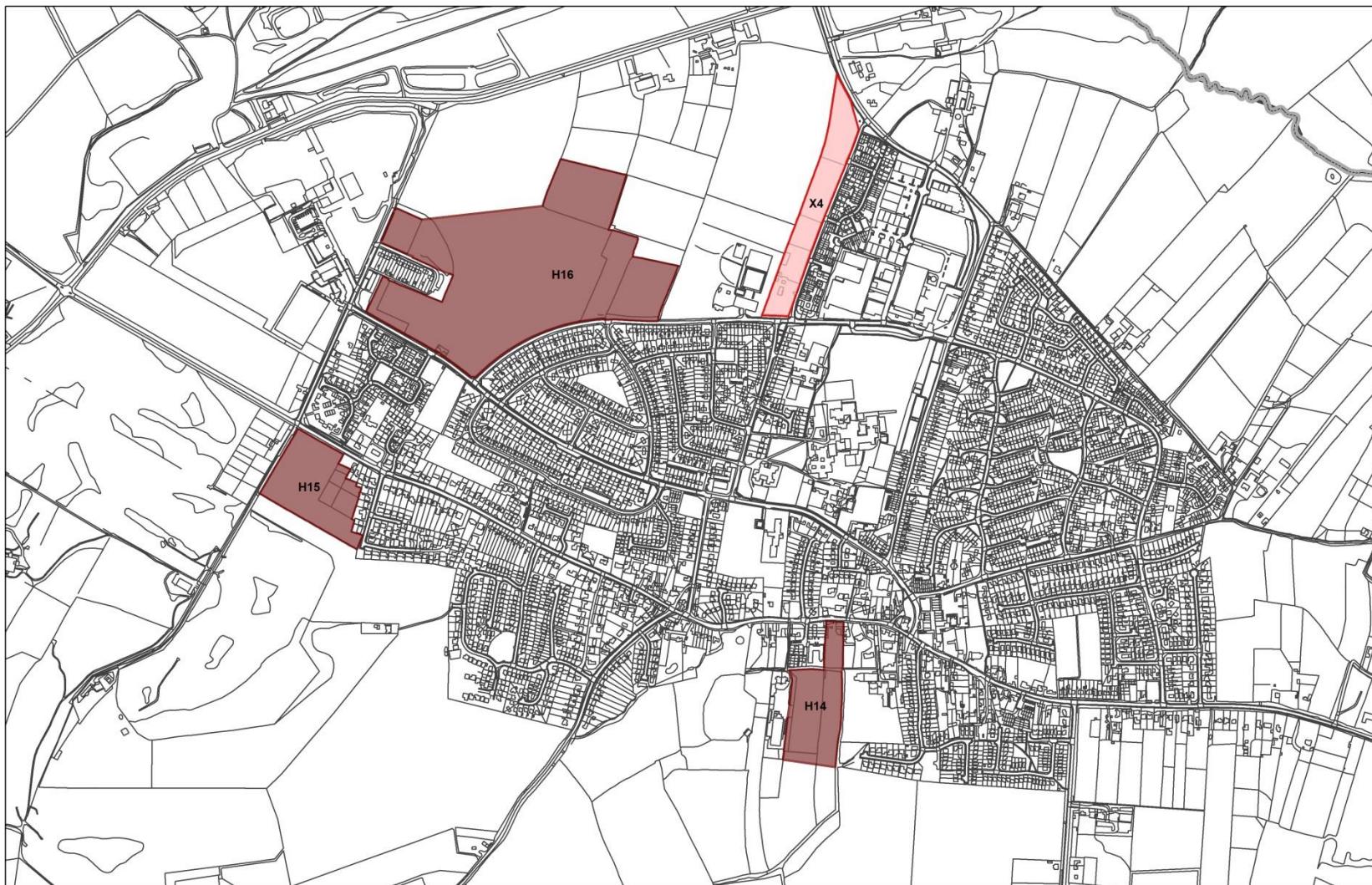
5.8 This site is located to the north-west of Calverton and is currently agricultural land. Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive. The northern field of the allocation, aligning with the northernmost junction of James Drive, should be left open as a landscape buffer in order to minimise landscape and visual impact. Based on the Affordable Housing SPD, the site would be expected to deliver 12 affordable homes. Contributions would be expected towards education, health and open space.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- ACS Policy 4: Employment Provision and Economic Development
- LPD Policy 16: Safeguarded Land
- LPD Policy 44: Retention of Employment and Employment Uses
- LPD Policy 64: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 67	All sites delivered by 2028	Monitoring of site status



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Policy LPD 67
Calverton

- Housing Sites
- Additional Housing Sites
- Borough Boundary



Policy LPD 68 Housing Allocations - Ravenshead

The following sites are allocated for residential development, as shown on the Policies Map:

- H17 - Longdale Lane A – 30 homes
- H18 - Longdale Lane B – 30 homes
- H19 - Longdale Lane C – 70 homes [#]
- **X5 - Kighill Lane A – 20 homes**
- **X6 - Kighill Lane B – 30 homes**

Sites marked with a [#] have already been granted planning permission and are therefore planning commitments rather than new allocations.

Notes:

Numbers provided are approximate. Planning permission may be granted for proposals with higher numbers of dwellings subject to the overall scheme being considered suitable.

6.1 Policy 2 (The Spatial Strategy) of the Aligned Core Strategy sets out the broad spatial distribution of new homes around Gedling Borough. It adopts a strategy of urban concentration with regeneration. This means that development will directed to locations within or adjacent to the main urban areas of Arnold and Carlton, followed by locations on the edge of the sub-regional centre of Hucknall and then locations at three settlements identified as key settlements for growth. Finally, growth at 'other villages'⁴ will be provided to meet local need only.

6.2 Ravenshead is identified as a Key Settlement for growth in the Aligned Core Strategy and is located about 8 miles north of Arnold along the A60 and some 5 miles south of Mansfield. The 2011 Census records the population of Ravenshead as 5,588 and 2,465 households. Ravenshead is the entrance to the Newstead Abbey Park which is located to the west of the settlement. The character of the settlement is divided between the areas to the west of the A60 which reflects the more rural Newstead Abbey Park with detached houses set within large plots containing mature landscaping to the more typical urban form to the east of the A60. Ravenshead has a good range of facilities including:

- two primary schools; and
- a local centre, including a library, small supermarket, pharmacy and post office.

6.3 The sites identified in the policy have been allocated following a site selection process. This process considered a number of sites both within and adjacent to

⁴ Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough.

Ravenshead. In some cases, it has been considered that there were the exceptional circumstances required to amend the boundary of the Green Belt allowing residential development.

Longdale Lane A

6.4 Located to the south east edge of Ravenshead, Longdale Lane site A comprises 1.36 ha and forms part of an area of land that was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005). As Safeguarded Land the site is sequentially preferable to Green Belt land under the requirements of Aligned Core Strategy Policy 2 which sets out a sequential approach to site selection, firstly land within built up areas followed by other land not within Green Belt including Safeguarded Land and finally Green Belt land on the edge of settlements. The site is currently semi improved grassland and scrub. Access to Longdale Lane will be through the adjoining site - Longdale Lane C which has planning permission. Based on the current Affordable Housing SPD the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

Longdale Lane B

6.5 This site adjoins the southern boundary of Longdale Lane C and fronts onto Longdale Lane. At 0.89 ha this site which is currently a ploughed field has capacity to accommodate 30 homes. The site adjoins a woodland Tree Preservation Order which is also a Local Wildlife Site and in the same ownership as the housing allocation. It will be necessary to ensure that mitigation measures are in place to protect the Local Wildlife Site from disturbance due to the development through an appropriate management plan and for the provision of other mitigation measures including for example, wildlife corridors and potential to provide compensatory habitat on part of the site.

6.6 The site is allocated for 30 homes with access possible from Longdale Lane which will require a footpath to be provided along its frontage to connect with the existing footway. Based on the current Affordable Housing SPD (adopted 2009) the site would be expected to provide nine affordable homes. Financial contributions towards primary and secondary school places based on the number of pupil places generated by the development is likely to be required. Contributions may also be required towards primary health care.

Longdale Lane C

6.7 This 2.3 ha site was designated as Safeguarded Land in the Gedling Borough Replacement Local Plan (2005) along with Longdale Lane site A above. However, this site was granted planning permission in October 2014 for 70 homes. Through the section 106 agreement contributions were secured for open space, primary and secondary education school places and affordable housing with some nine affordable provided plus an offsite contribution towards 12 more affordable homes elsewhere in the Borough.

Kighill Lane A

6.8 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane, and there potentially may be scope to achieve access through the adjoining housing allocation H18. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD, the site would be expected to deliver six affordable homes. Contributions would be expected towards education, health and open space.

Kighill Lane B

6.9 This site is located to the south of Ravenshead and currently comprises residential garden land. Access to the site would come from Kighill Lane, and there potentially may be scope to achieve access through the adjoining housing allocation H17. It may be that part of this site comes forward for self-build and custom-build residential development. Based on the Affordable Housing SPD, the site would be expected to deliver nine affordable homes. Contributions would be expected towards education, health and open space.

Key Related Policies

- ACS Policy 2: The Spatial Strategy
- LPD Policy 64: Housing Distribution

Monitoring Information

Indicator	Target	Collection
Progress on the delivery of the sites allocated in Policy LPD 68	All sites delivered by 2028	Monitoring of site status



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Policy LPD 68
Ravenshead

- Housing Sites
- Additional Housing Sites
- Borough Boundary

