

Site Selection Document

Appendix B – Bestwood Village



March 2016

1.0 Number of Homes

1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that up to 560 new homes will be provided in or adjacent to Bestwood Village. As set out in the Housing Background Paper, more homes than expected can be provided in and adjacent to the urban area. This means that it has been possible to reduce the total number of homes to be provided in Bestwood Village to 525 homes between 2011 and 2028. Table 1 is based on information in the Housing Background Paper and sets out the situation regarding housing numbers for Bestwood Village.

Table 1 – Housing Requirement Calculations	
Target	525
Completions (2011-2015)	52
Extant Planning Permissions (as of 31 st March 2015)	255 ¹
Sites below the threshold	7
Left to find	211

- 1.2 The sites being considered could deliver in the region of 810 homes (based on a density of 25 dwellings per hectare). As this is in excess of the 525 to be delivered in Bestwood Village decisions have been made about which of the sites should be allocated for development. Decisions have been made by comparing the sites across the whole range of factors identified on the Site Schedules. Additional weight has been given to brownfield land as required by paragraph 111 of the NPPF.
- 1.3 There are a number of non-Green Belt sites in and adjoining Bestwood Village which will be allocated where possible (in accordance with Policy 3.3 of the ACS). In order to amend Green Belt boundaries there need to be ‘exceptional circumstances’. In considering this, account has been taken of the nature and extent of the harm to Green Belt from releasing sites.
- 1.4 Consideration has also been given to the need to designate safeguarded land to meet development needs beyond the plan period. Reference to the designation of any safeguarded land is included in the conclusions on sites, where appropriate.

2 Sites Considered

2.1 Table 2 sets out the Reasonable Alternative sites in and around Bestwood Village:

Table 2 – Reasonable Alternatives in and around Bestwood Village		
SHLAA Reference	Site Name	Size (ha)
6/484	The Sycamores	0.62
6/20	Bestwood Business Park	6.20
6/28	Broad Valley Farm	10.9

¹ This includes the extant planning permissions for The Sycamores (25 homes) and Bestwood Business Park (220 homes).

6/27	Westhouse Farm	25.6
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- 2.2 A map of Bestwood Village showing 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.
- 2.3 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.
- 2.4 The sites below are those that are being considered further for allocation:
- 6/484 – The Sycamores;
 - 6/20 – Bestwood Business Park;
 - 6/28 – Broad Valley Farm; and
 - 6/27 – Westhouse Farm.

3.0 Sites to be allocated

- 3.1 It is recommended that the following sites be allocated for residential development:
- The Sycamore’s – 25 homes;
 - Westhouse Farm – 210 homes; and
 - Bestwood Business Park – 220 homes

Maps of the sites to be allocated and our conclusions on them are provided below. Discussion of the alternative options and why these have not been taken forward are also provided below.

The Sycamores

- 3.2 This comprises the whole of SHLAA site 6/484. The site has extant planning permission for 25 homes (2007/0887); potential constraints and infrastructure requirements were considered as part of the determination of the application. Although it is garden land it is located within the built up area of Bestwood Village and does not lead to the loss of Green Belt land; it is considered that the site should be allocated.

Westhouse Farm

- 3.3 This site is made up of part of SHLAA site 6/27. Part of the site to be allocated is safeguarded land and there is a resolution to grant planning permission for 101 homes (2014/0238) subject to a S106 agreement; potential constraints and infrastructure requirements were considered as part of the determination of the application. As the S106 agreement has, at the time of writing, not yet been signed it is not included in Table 2 as an extant planning permission. Allocation of this part of the site does not lead to the loss of Green Belt.
- 3.4 Adjacent to the site is the location of a proposed new primary school for which a planning application is currently being determined (2014/1343); this site will be removed from the Green Belt and allocated as part of the proposed housing allocation. Land to the east of the new primary school will also be removed from the Green Belt and allocated for housing. Land to the north will be removed from the Green Belt and designated as safeguarded land. There are considered to be exceptional circumstances due to the need to use defensible features to define Green Belts and the need to identify safeguarded land to meet long term development needs.
- Bestwood Business Park
- 3.5 This site comprises the whole of 6/20. The site has planning permission for up to 220 homes (2014/0214); potential constraints and infrastructure requirements were considered as part of the determination of the application. The site is previously

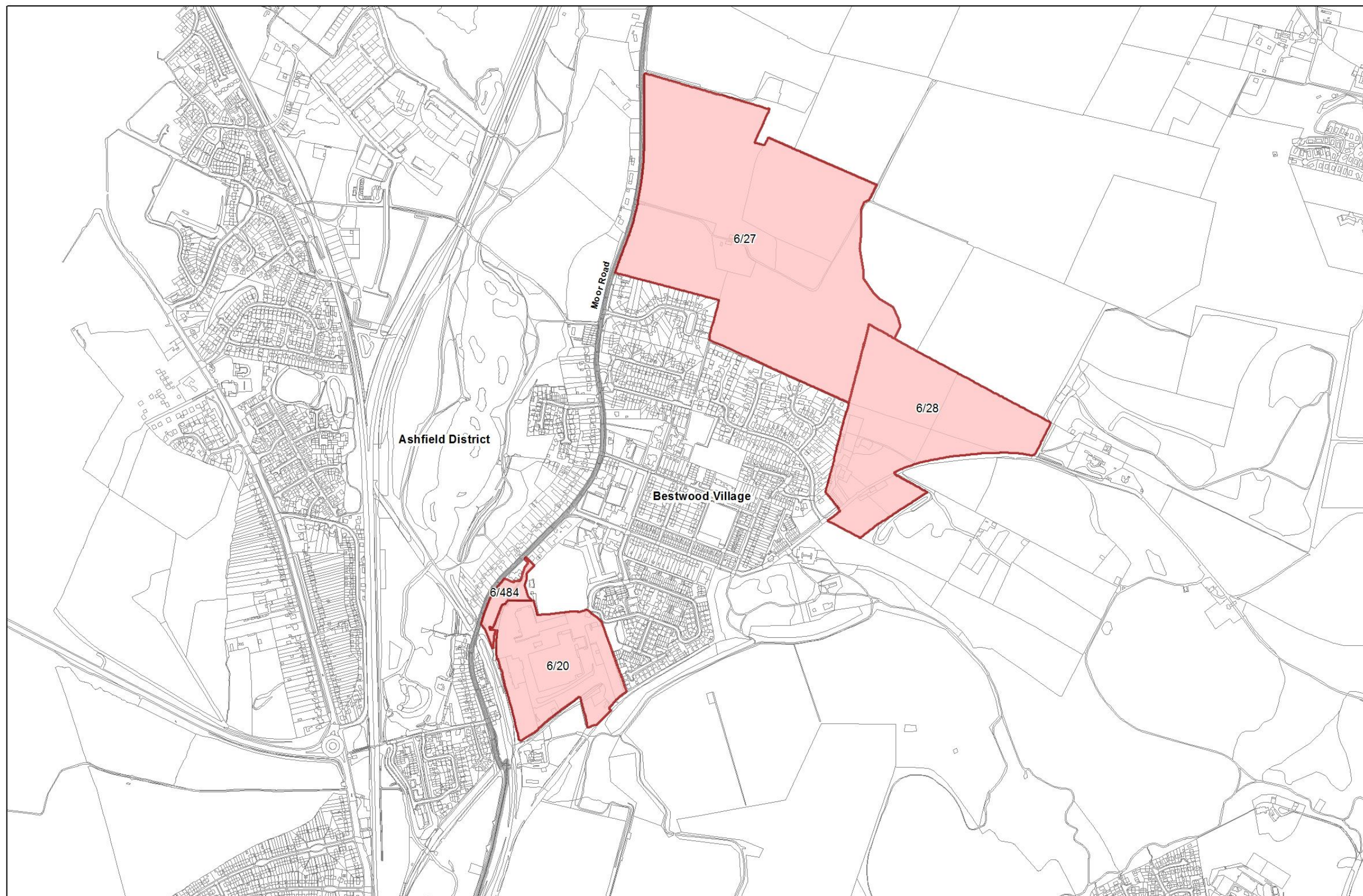
developed and forms part of the built up area of Bestwood Village; it does not lead to the loss of Green Belt land. The site is to be allocated to ensure that the residential use of the site is protected in case the planning permission were to lapse.

Site or Options not being allocated

- 3.6 In comparison to the sites being allocated, Broad Valley Farm (6/28) is a wholly within the Green Belt and does not offer the opportunity to make use of non-Green Belt sites. Broad Valley Farm would not relate well to the proposed new primary school and is not considered the most sustainable option for allocation at Bestwood Village.

4.0 Next Steps

- 4.1 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.





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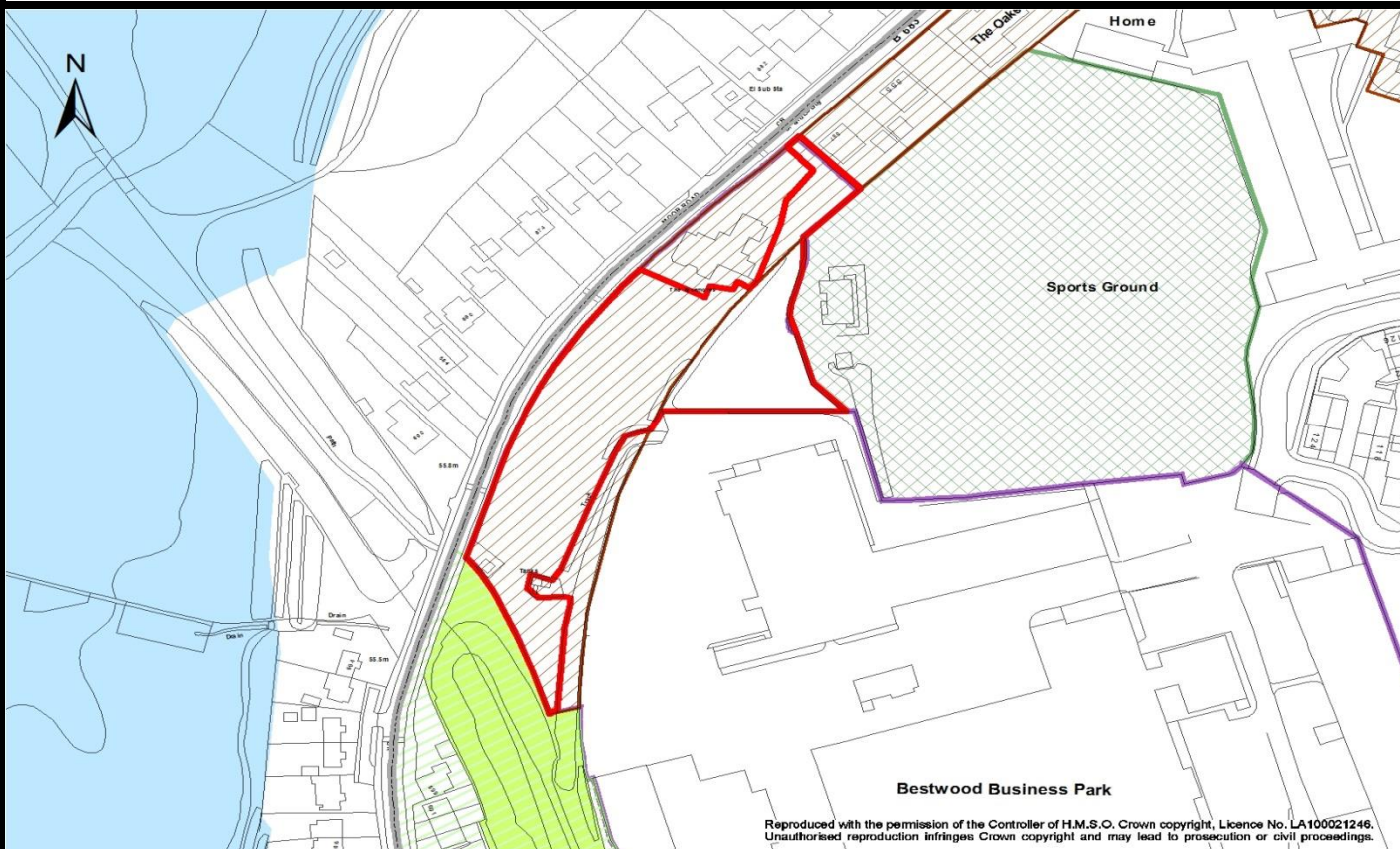
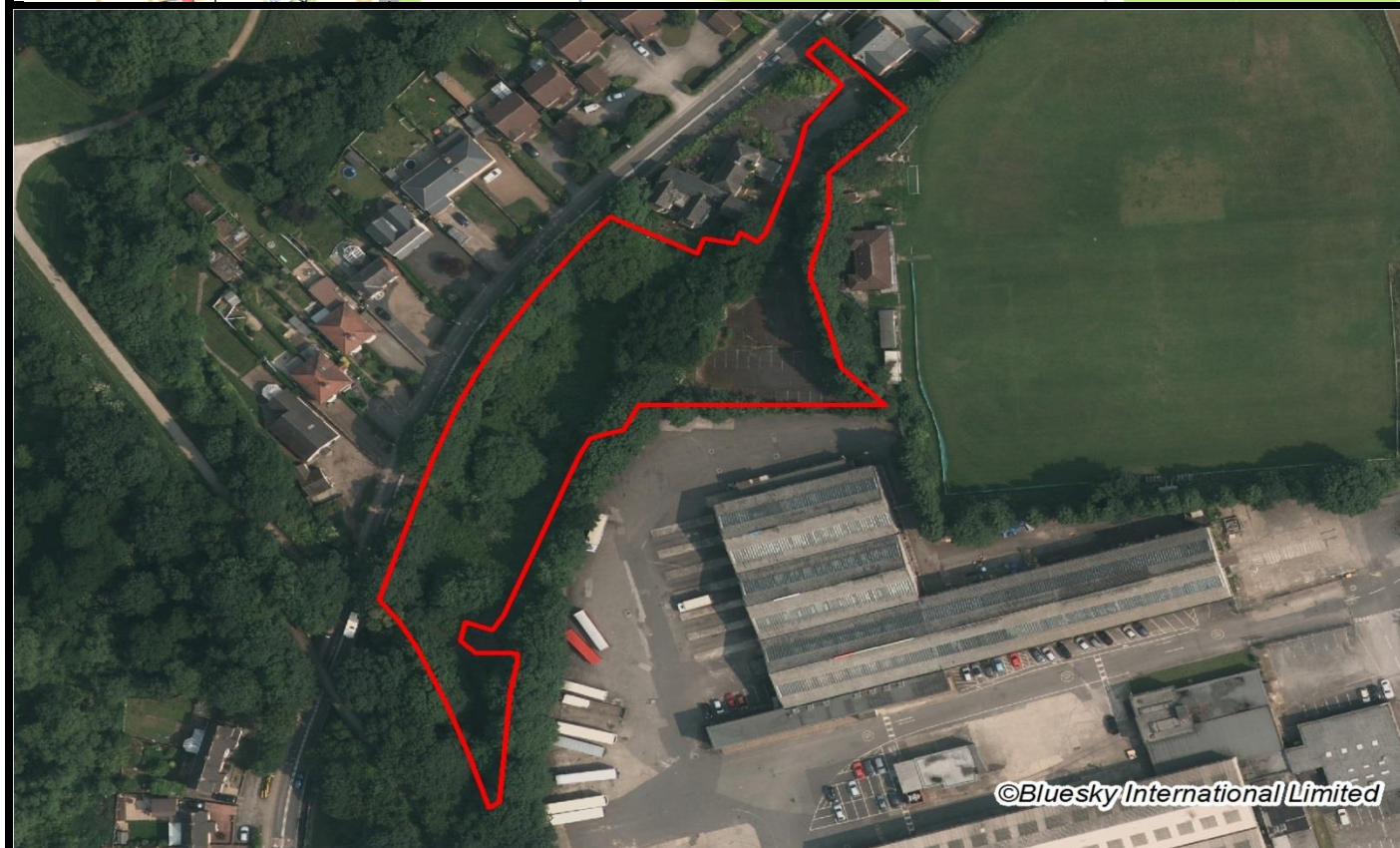
Bestwood Village

 Reasonable Alternative Sites
 Borough Boundary



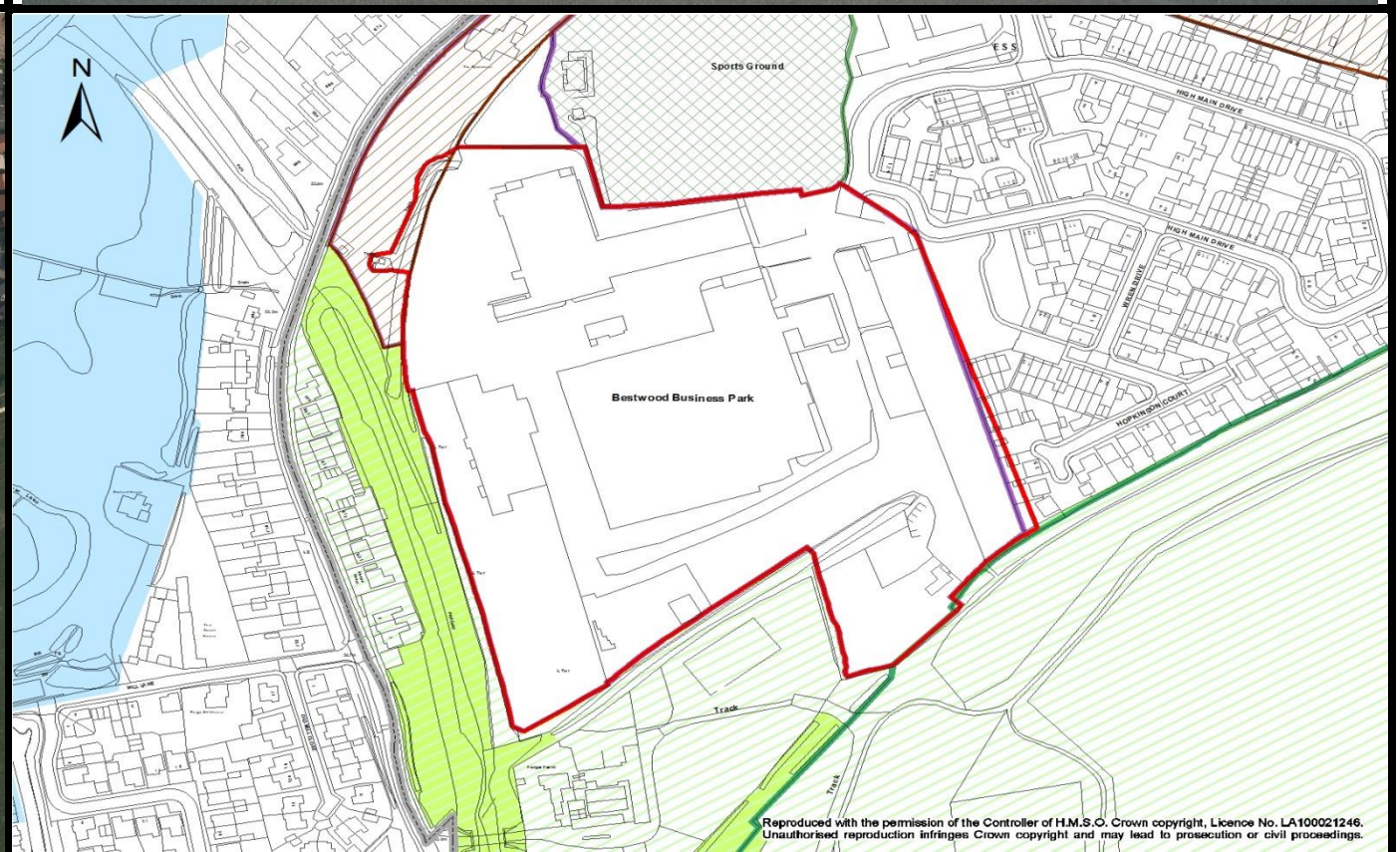
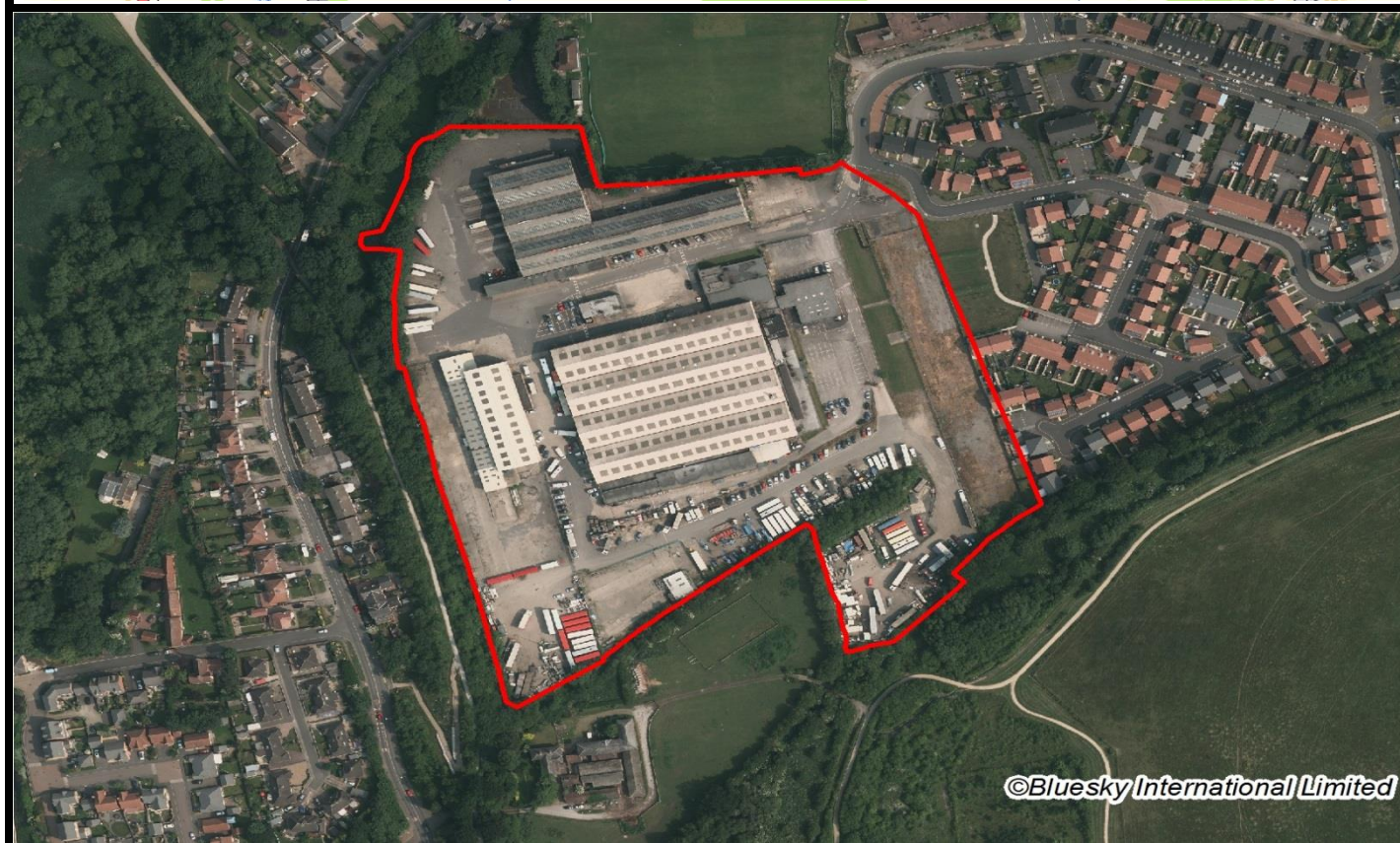
6/484	The Sycamores			
Size	0.62 ha	Number of Dwellings	25	
Brownfield or Greenfield	Part brownfield/greenfield on former garden land.			
SHLAA Conclusion	Deliverable This site has planning permission for residential development (2007/0887).			
Infrastructure	Utilities	Infrastructure requirements dealt with as part of the grant of planning permission.		
	Emergency Services	Ditto		
	Education	Ditto		
	Health	Ditto		
	Green Infrastructure	Ditto		
	Community Facilities	Ditto		
	Other	Ditto		
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	--	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 Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) of the ACS. 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	Planning Permission has been granted for this site. Access arrangements have been considered and deemed acceptable.	
Historic Environment	<u>Minor impact on Historic Asset</u> - A minor impact on the core of the Conservation Area as it is not a significant open space. There is scope for development to improve this site such that it makes a positive contribution to the Conservation Area.	
Consultation Response	The masterplanning exercise indicates that there was significant support from local people for developments within the settlement. Consultee concerns or comments about the site have been considered through the grant of planning permission.	
Conclusion	The site has planning permission for residential development. It is a sustainable location within the village and part brownfield. The potential impact on TPOs and the Conservation Area has already been considered through the planning application process. The site can be considered for allocation.	



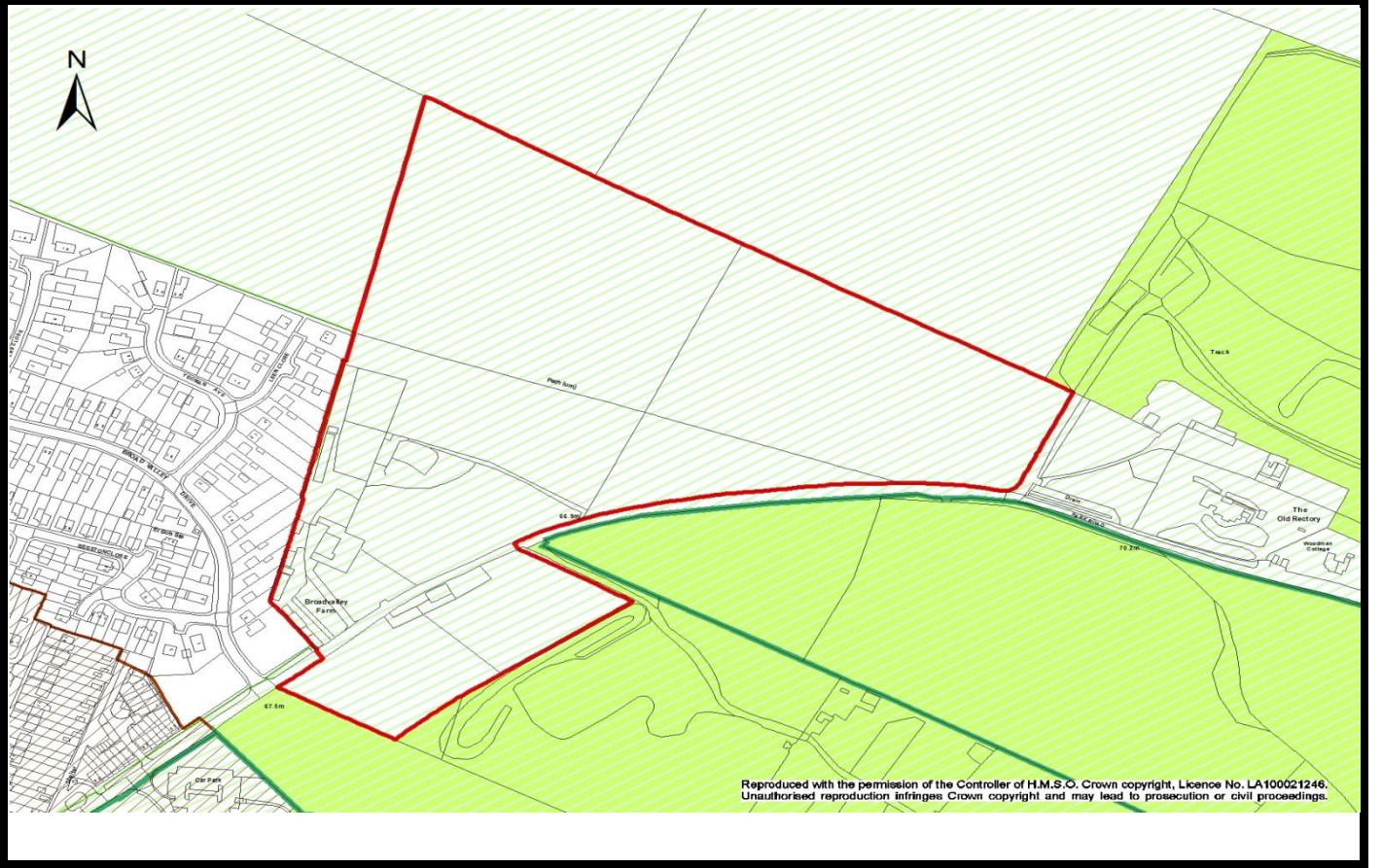
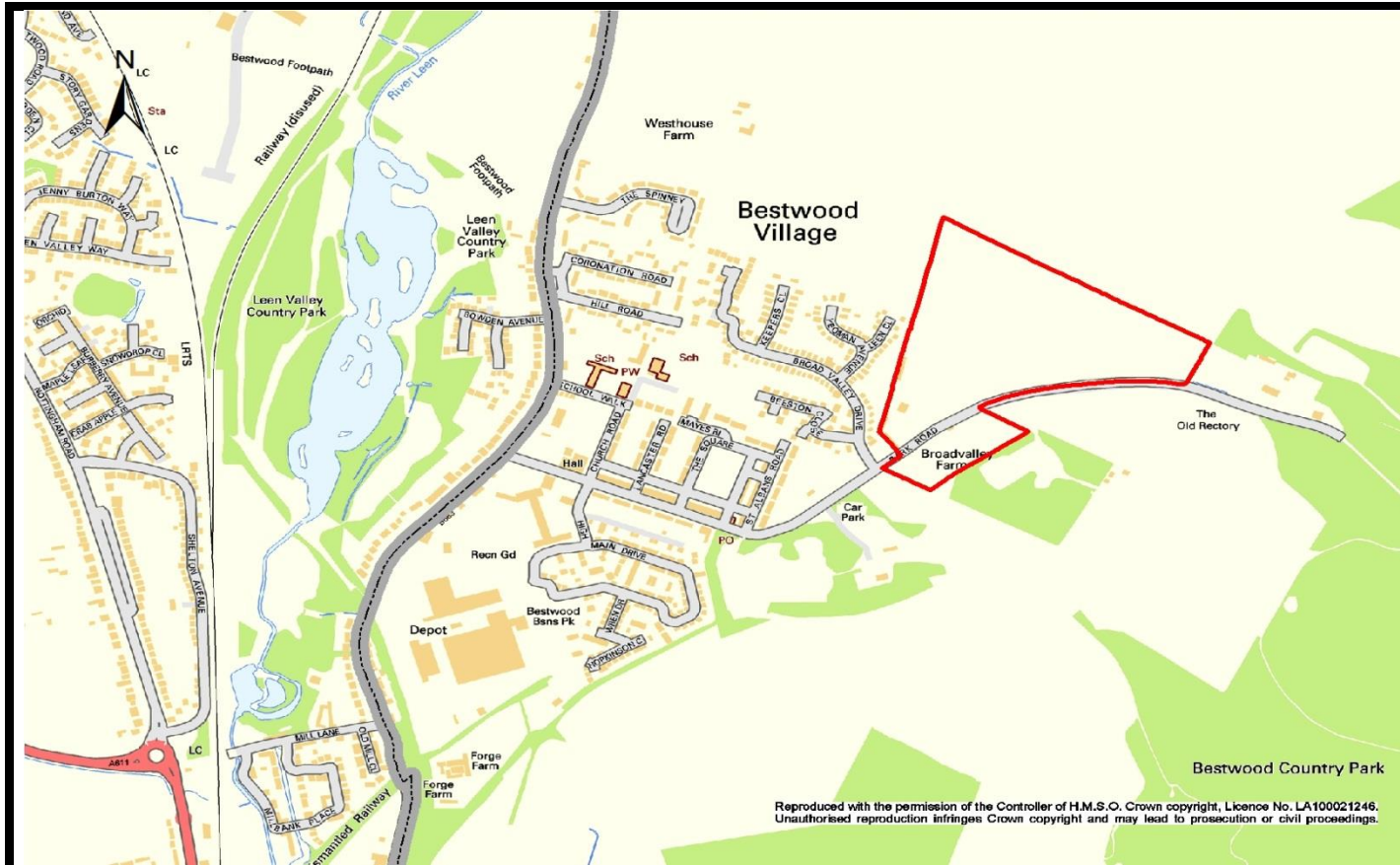
6/20	Bestwood Business Park			
Size	6.01 ha	Number of Dwellings	220	
Brownfield or Greenfield	Brownfield – includes former industrial and commercial land			
SHLAA Conclusion	The site has planning permission (2014/0214) for residential development and is deliverable.			
Infrastructure	Utilities	Infrastructure requirements dealt with through the grant of planning permission.		
	Emergency Services	Ditto		
	Education	Ditto		
	Health	Ditto		
	Green Infrastructure	Ditto		
	Community Facilities	Ditto		
	Other	Ditto		
Sustainability Appraisal	Housing	++	Flooding	0
	Health	+	Waste	-
	Heritage and Design	0	Energy and Climate Change	0
	Crime	0	Transport	++
	Social	+	Employment	--
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	--
	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	Site is within the key Settlement of Bestwood. The site is currently employment land and ACS Policy 4 seeks to manage existing employment sites to cater for the full range of employment uses by retaining good quality existing employment sites. The site was granted planning permission for the change of use from employment to residential use as the employment site was not considered to be attractive to the market.	
Highways	Planning Permission has been granted for this site. Access arrangements have been considered and deemed acceptable.	
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	Masterplan reports significant support for reusing this site for residential purposes. Consultee concerns or comments about the site have been addressed through the grant of planning permission.	
Conclusion	<p>The site has planning permission for residential uses. It is a protected employment site as identified in the Gedling Borough Replacement Local Plan but the loss of employment land and jobs was considered through the planning application process where the Borough Council was satisfied that the site had been actively marketed for employment purposes without success and was no longer economically viable. This site is a brownfield site within the settlement in a sustainable location.</p> <p>The site can be considered for allocation.</p>	



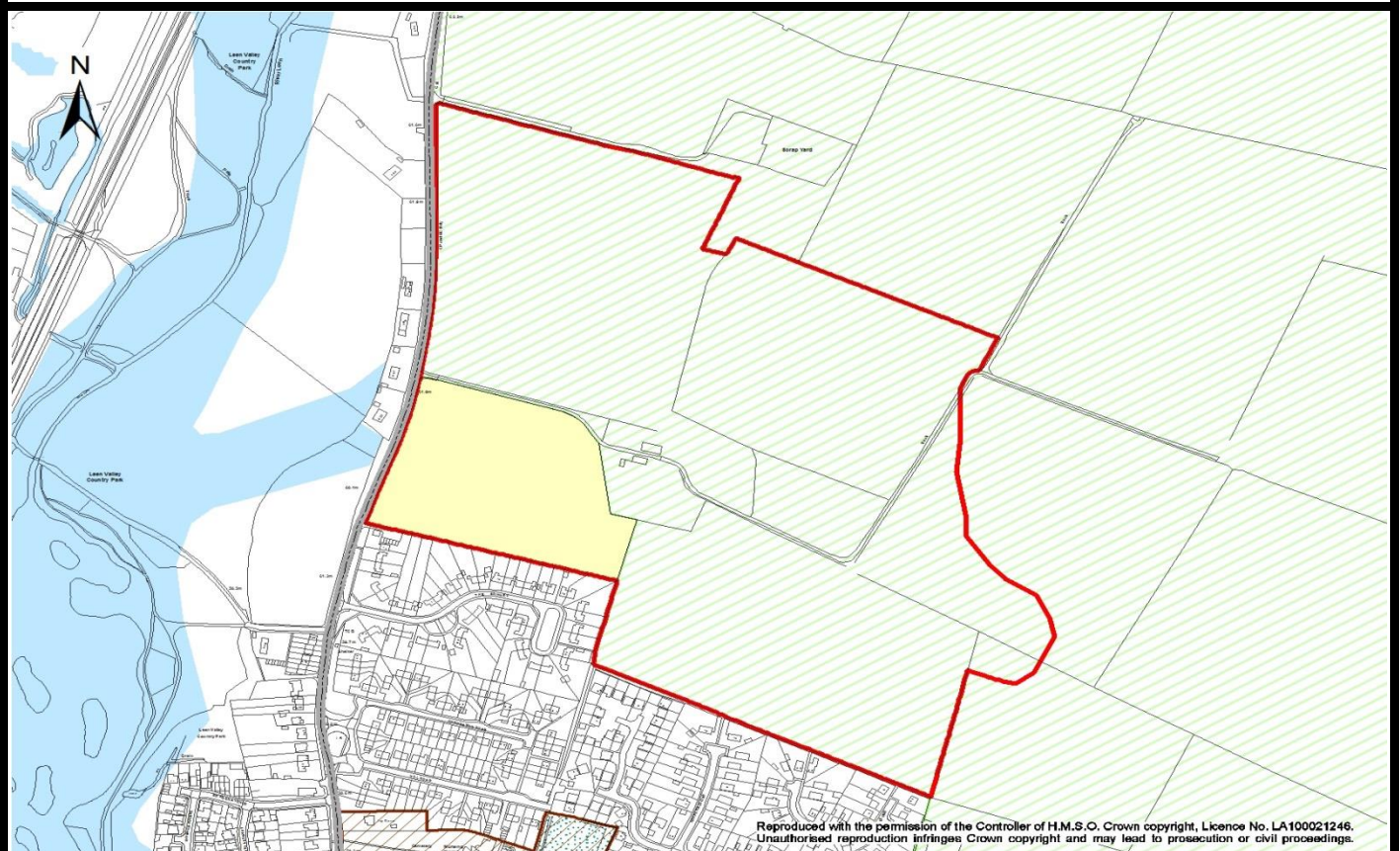
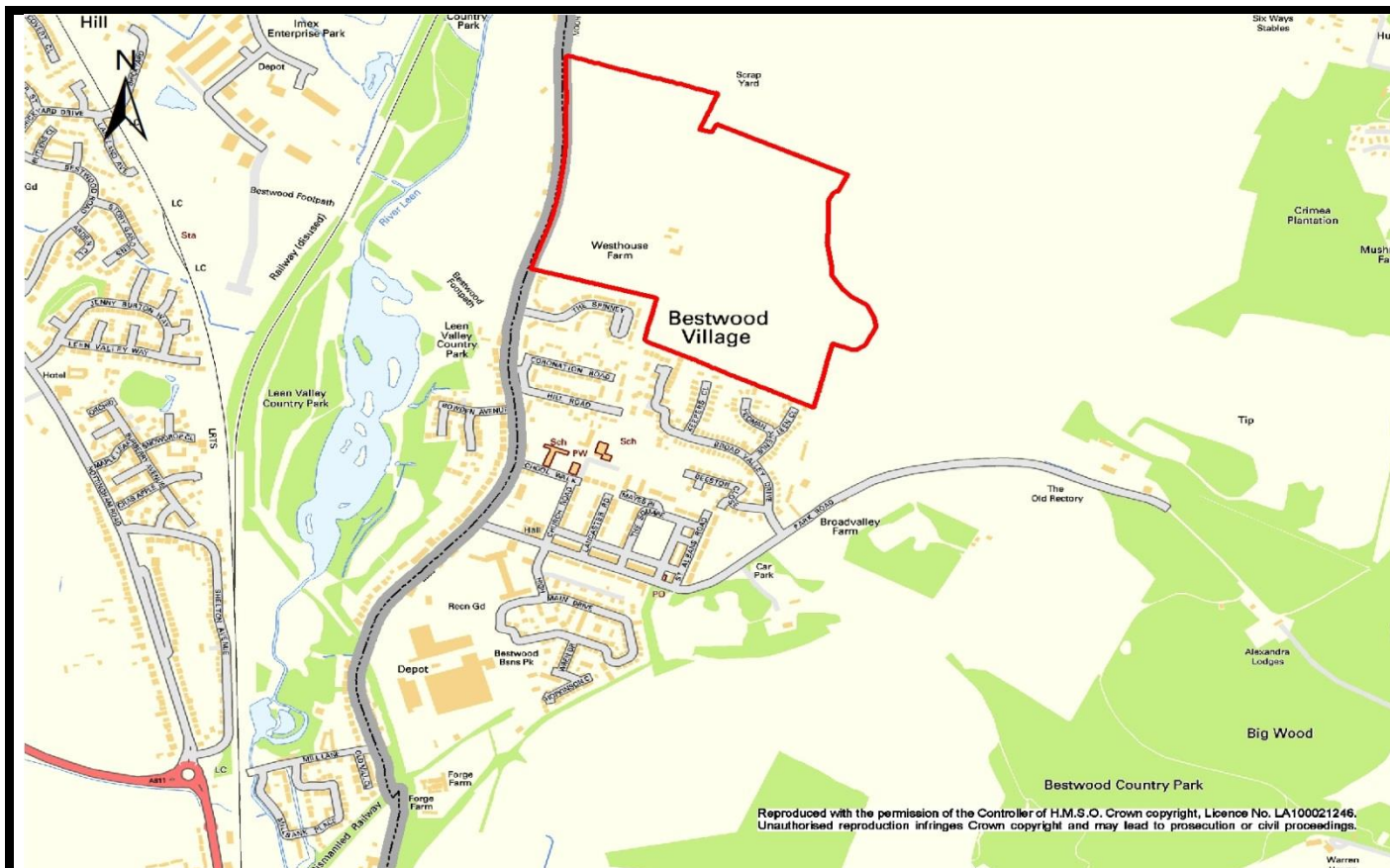
6/28	Broad Valley Farm			
Size	10.9	Number of Dwellings	347	
Brownfield or Greenfield	Greenfield.			
SHLAA Conclusion	May be suitable subject to policy change This site is adjacent to a settlement proposed as a 'Key Settlement for Growth' in the ACS. Site is within the Green Belt.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	73 primary and 56 secondary school places would be generated. Estimated total cost £1,802,800. The LEA considers that the cumulative impact of development sites in Bestwood will need to be considered as the existing school is at capacity		
	Health	Contribution to primary health care likely based on multiplier of £480 per dwelling.		
	Green Infrastructure	Open space 10% of site area (1.09 ha).		
	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	-	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

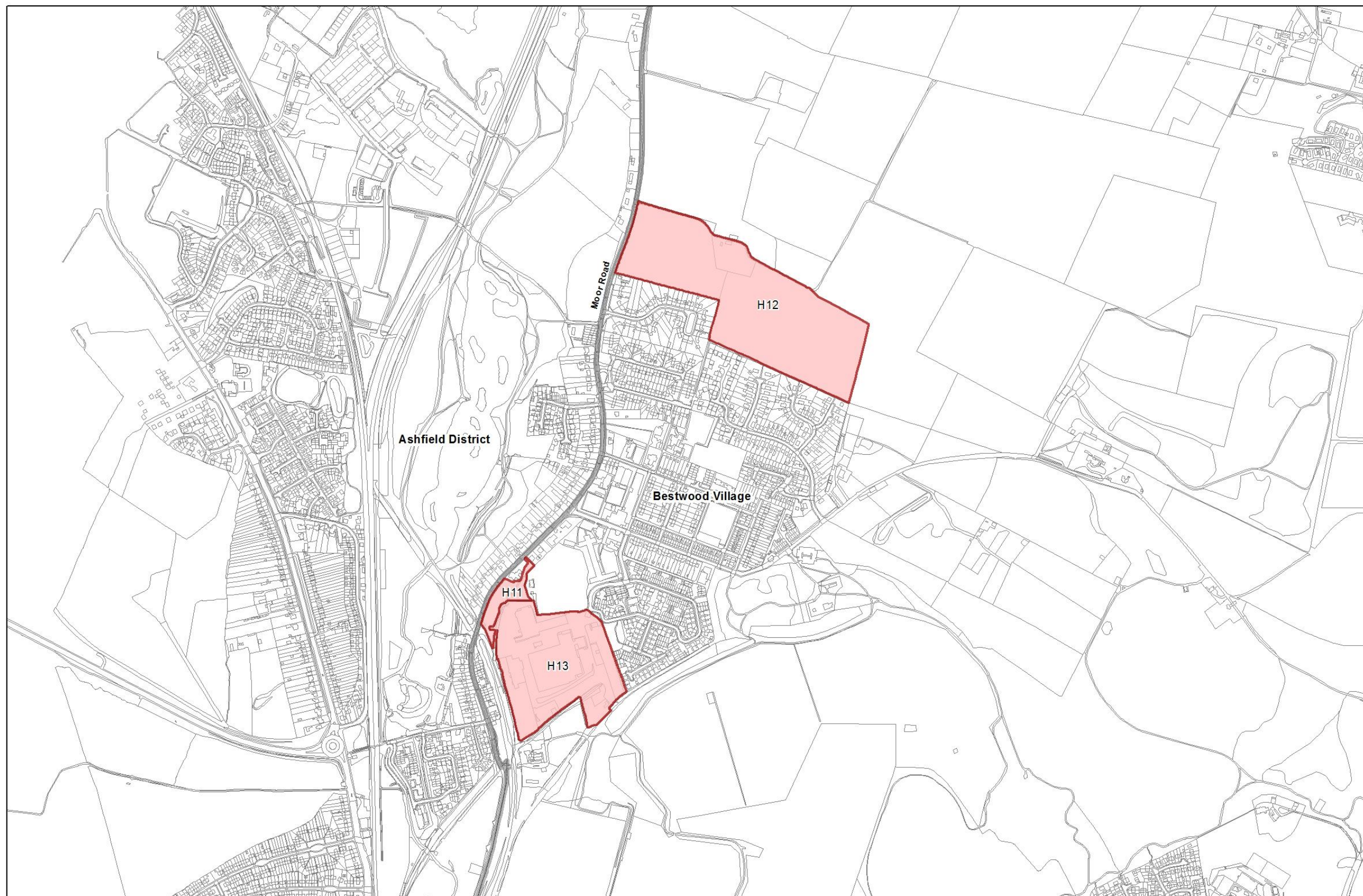
Green Belt	<u>12/20</u>	The site has little development and would form a long limb into the countryside but would not lead to coalescence. The proximity to the Conservation Area and headstocks mean there will be a moderate impact on historic character.
Compliance with the ACS	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c(vi) 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	As well as the works described as part of site 6/27 (Westhouse Farm, provision of footway along the B686 and a number of points of access including to the B683) a further access is likely to be required through to Park Lane which would require improvement from Broad Valley Drive. This should be designed to accommodate an extension to the bus route.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the southern part of the site would have a significant impact on the Listed Building (Bestwood Pumping Station Grade II) and Scheduled Ancient Monument (former Colliery Winding House and headstocks) and to a lesser extent the Conservation Area. The removal of the southern part of the site would greatly reduce the impact of development.	
Consultation Response	The masterplanning work noted the lack of support for this location (north east of the settlement) by local residents. Objections to this location included potential impact on ridgelines, landscape quality, Green Belt access and the impact on heritage of the settlement and Bestwood Country Park.	
Conclusion	The site would form a long limb of development into the countryside and parts would be somewhat isolated from the settlement. A smaller allocation to the south of the site would be unacceptable in terms of impact on the listed building and Scheduled Monument. The site can be considered for allocation.	



6/27	Westhouse Farm			
Size	25.6 ha	Number of Dwellings	500	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	May be suitable subject to Policy change. Part of the site is safeguarded land (a planning application has been approved and awaiting S106 sign off). This site is adjacent to a settlement proposed as a 'Key Settlement for Growth' in the ACS. Number of houses reduced to reflect 6/26 which has planning permission and awaiting S106 sign off.			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No requirements identified.		
	Education	105 primary and 80 secondary school places would be generated. Estimated total cost £2,583,600. The LEA considers that the cumulative impact of development sites in Bestwood will need to be considered as the existing school is at capacity		
	Health	Contribution to primary health care likely based on multiplier of £551 per dwelling estimate £275,500.		
	Green Infrastructure	Open space 10% of site area (2.56 ha).		
	Community Facilities	No requirements identified.		
	Other	No requirements identified.		
Sustainability Appraisal	Housing	++	Flooding	0
	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	<p>The site includes both Green Belt and non-Green Belt land. Development of the non-Green Belt land would accord with Policy 3.3 of the ACS.</p> <p>Site 1 – 13/20 Site 2 – 12/20 Site 3 – 10/20</p>
Compliance with the ACS	The site is located adjacent to a Key Settlement for Growth and is therefore consistent with Policy 2.3c (vi) of the ACS provided the adjoining safeguarded land is allocated. 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	Two points of on the B683 with connections also to Keepers Close and Lean Close. Satisfactory access can be provided from two points on Moor Road. A footway would be required along Moor Road frontage. The location of a new school would require pedestrian only link via Keepers Close. Consideration should be given to provide linkages with the NET network in Hucknall.
Historic Environment	<u>No effect</u> - The site is visually not imposing on heritage asset because of existing development between the site and the asset.
Consultation Response	The Issues and Options consultation document and the masterplanning exercise found that land to the north west of the settlement was the preferred location of local people if greenfield land is required. Opponents of the site referred to impact on the Green Belt, loss of agricultural land and increased traffic on Moor Road.
Conclusion	<p>The site includes a mix of safeguarded and Green Belt land and adjoins the urban edge of Bestwood Village. North west of the settlement was recommended for development along with Bestwood Business Park (6/20) through the masterplanning process. While parts of the site have some Green Belt value, development in this location would not have landscape or heritage impacts.</p> <p>The site can be considered for allocation.</p>







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Policy LPD 65 Bestwood Village

 Housing sites
 Borough Boundary

