

Site Selection Document

Appendix C – Calverton



March 2016

1.0 Number of Homes

- 1.1 Policy 2 of the Aligned Core Strategy (ACS) sets out that up to 1055 new homes will be provided in or adjacent to Calverton. 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 Calverton to 740 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 Calverton.

Target	740
Completions (2011-2015)	93
Extant Planning Permissions (as of 31 st March 2015)	201
Sites below the threshold	0
Left to find	446

- 1.2 The 25 sites being considered as ‘reasonable alternatives’ could deliver in the region of 2160 homes (based on a density of 25 dwellings per hectare). As this is in excess of the 740 to be delivered in Calverton decisions have been made about which of the sites should be allocated for development to meet the Council’s housing target up to 2028. 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 The scale of development now identified for Calverton cannot be accommodated without Green Belt release; there are insufficient non-Green Belt sites to accommodate the ‘left to find’ figure identified in Table 1. 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 new safeguarded land is included in the conclusions on sites, where appropriate.

2.0 Sites Considered

- 2.1 Table 2 sets out the Reasonable Alternative sites in and adjacent to Calverton:

SHLAA Reference	Site Name	Size (ha)
6/774	Borrowside Farm Bonnerhill (Site A)	0.13
6/686	The Cherry Tree	0.21
6/664	Calverton Miners Welfare, land adj Hollinwood Lane	0.23
6/289	Bottom Farm	0.25
6/649	Woods Lane	0.50

6/661	Land at Broom Farm	0.51
6/775	Borrowside Farm Bonnerhill (Site B)	0.64
6/662	Hollinwood Lane/North Green	0.66
6/588	Mansfield Lane (250)	1.27
6/772	Broom Farm, Mansfield Lane	1.33
6/834	Woodview Farm	1.50
6/770	Land at Collyer Road	1.64
6/921	Shire Farm, Calverton	1.65
6/540	Land to the South of Crookdole Lane	2.30
6/130	Dark Lane	2.38
6/37	Long Acre Lodge	2.74
6/587	Mansfield Lane (Whitehaven Farm)	2.83
6/544	Main Street/Hollinwood Lane (Land Adj To)	2.98
6/36	Lampwood Close	3.42
6/33	Hollinwood Lane/Long West Croft	4.54
6/45	Georges Lane/Gorse Close	6.00
6/665	Warren Place	6.76
6/35	Mansfield Lane (Flatts Hill)	7.45
6/780	Ramsdale Park Golf Course	12.9
6/47	Park Road/Hollinwood Lane	21.64

- 2.2 A map of Calverton 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:
- 6/662 – Hollinwood Lane/North Green;
 - 6/588 – Mansfield Lane;
 - 6/772 – Broom Farm, Mansfield Lane;
 - 6/834 – Woodview Farm;
 - 6/921 – Shire Farm, Calverton;

- 6/540 – Land to the South of Crookdole Lane;
- 6/130 – Dark Lane;
- 6/37 – Long Acre Lodge;
- 6/587 – Mansfield Lane (Whitehaven Farm);
- 6/544 – Main Street/Hollinwood Lane (Land Adj To);
- 6/36 – Lampwood Close;
- 6/33 – Hollinwood Lane/Long West Croft;
- 6/665 – Warren Place;
- 6/35 – Mansfield Lane (Flatts Hill); and
- 6/47 – Park Road/Hollinwood Lane.

3.0 Sites to be allocated

3.1 It is recommended that the following sites be allocated for residential development:

- Dark Lane – 72 homes;
- Main Street – 75 homes;
- Park Road – 390 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.

Dark Lane

3.2 The site comprises site 6/130. The site was allocated in the Replacement Local Plan and has extant planning permission for 72 homes. It is considered to be sustainably located close to the local centre although it is acknowledged that there is harm to the Conservation Area. 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.

Main Street

3.2 This site comprises the whole of site 6/544. The site is well contained by strong defensible boundaries and forms a logical extension to the settlement. There are considered to be the exceptional circumstances required to justify its removal from the Green Belt.

Park Road

3.3 This site comprises the whole of site 6/662 and parts of sites 6/47 and 6/665. This location is considered the most appropriate location for development at Calverton. The allocation reflects the lower Green Belt value of the site and avoids the areas that would result in the most visual, landscape and heritage harm. This location also has good accessibility, connects well to the areas of employment in Calverton and was recommended for development through the Masterplanning work undertaken in 2014¹; there has been support from many local residents for development in this location at a number of stages of consultation.

3.4 Due to the need to define the Green Belt using defensible boundaries it has been decided to move the Green Belt boundary to follow Oxton Road and Flatts Lane. The land that is not being allocated for development and does not have other existing designations will be designated as safeguarded land. However, not all the land designated as safeguarded land is considered suitable for development in the longer term; some of the land will be left open to act as a landscape buffer, protect the setting of heritage assets and avoid areas at risk of flooding.

Options not Being Taken Forward

3.5 Development to the south of Calverton (including site 6/33) was opposed by Calverton Parish Council and many local residents through a number of public consultations. This area is not considered to relate as well to the existing settlement and would require additional land to be allocated elsewhere in order to meet the housing target for the settlement. As set out in the Site Schedules, sites 6/45 has no southern defensible boundary and site 6/780 would form a long limb into the countryside; neither site is considered suitable for allocation. Site 6/36 would have defensible boundaries but would have a major impact on the Conservation Area.

3.6 The option of developing to the north-east of Calverton was considered (sites 6/587, 6/588, 6/772 and 6/834). This area was considered more valuable to the purposes of the Green Belt than the Park Road site and would be beyond the strong defensible boundary of Flatts Lane. Equally, site 6/540 is not proposed for allocation as it has weak defensible features to act as the Green Belt boundary and would require additional sites to be removed from the Green Belt to meet the housing target for the settlement.

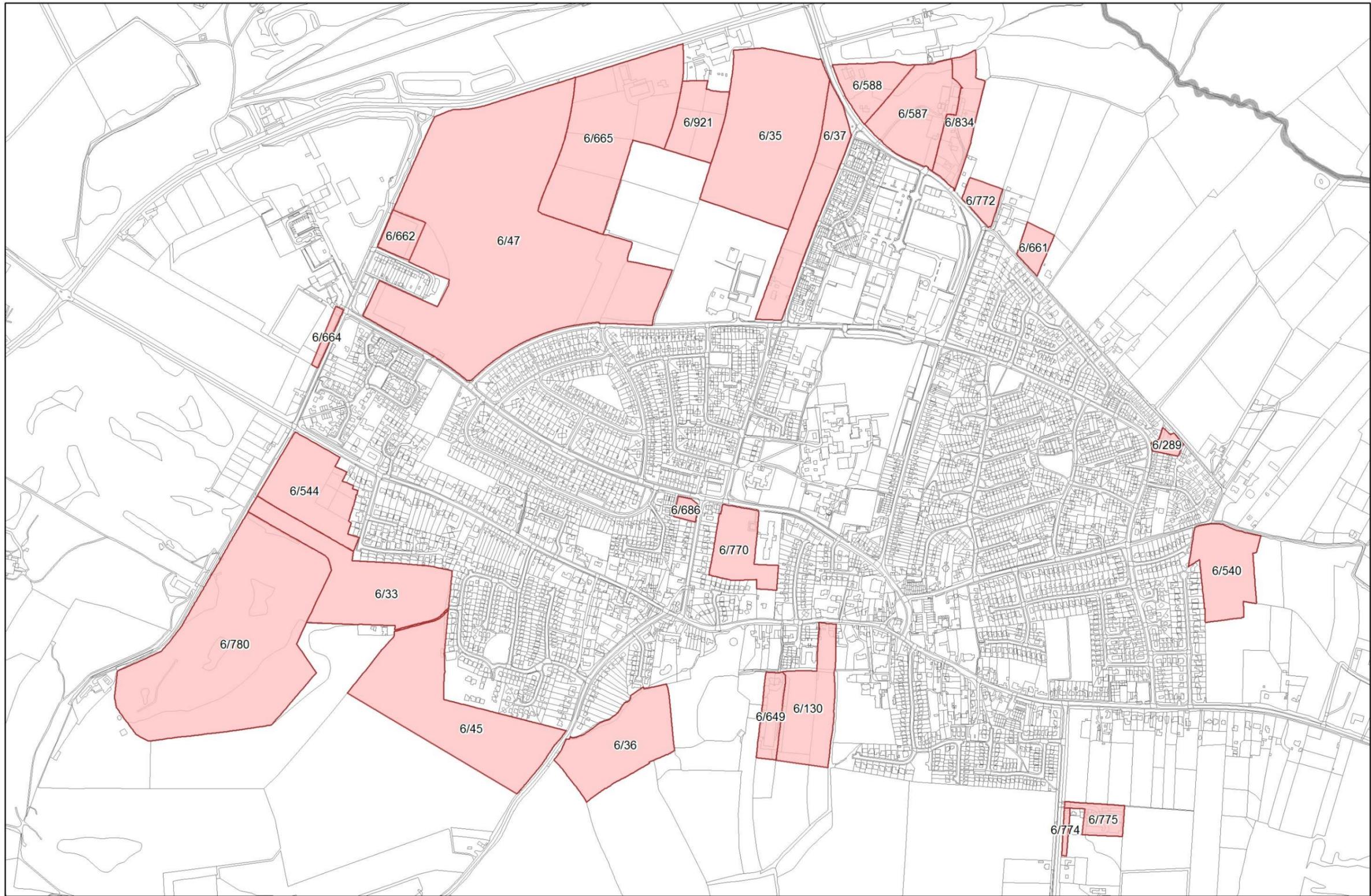
3.7 Consideration was given to the allocation, or part allocation, of sites 6/35 and 6/37. While these sites have many of the benefits of the sites to be allocated they would lead to the 'left to find' figure being exceeded and it is considered that the sites to be allocated offer a range and choice of sites. Sites 6/35 and 6/37 will be designated as part of the safeguarded land formed by moving the Green Belt boundary to Oxton Road. While there is a need for a buffer to the north of the sites for landscape, flooding and heritage reasons some of the land is considered to be suitable for development beyond the plan period.

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.

¹

<http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/localplanningdocument/CALVERTON%20FINAL%20040414%20JH.pdf>



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Civic Centre, Amot Hill Park, Arnold,
 Nottinghamshire, NG5 6LU

Calverton

- Reasonable Alternative Sites
- Borough Boundary



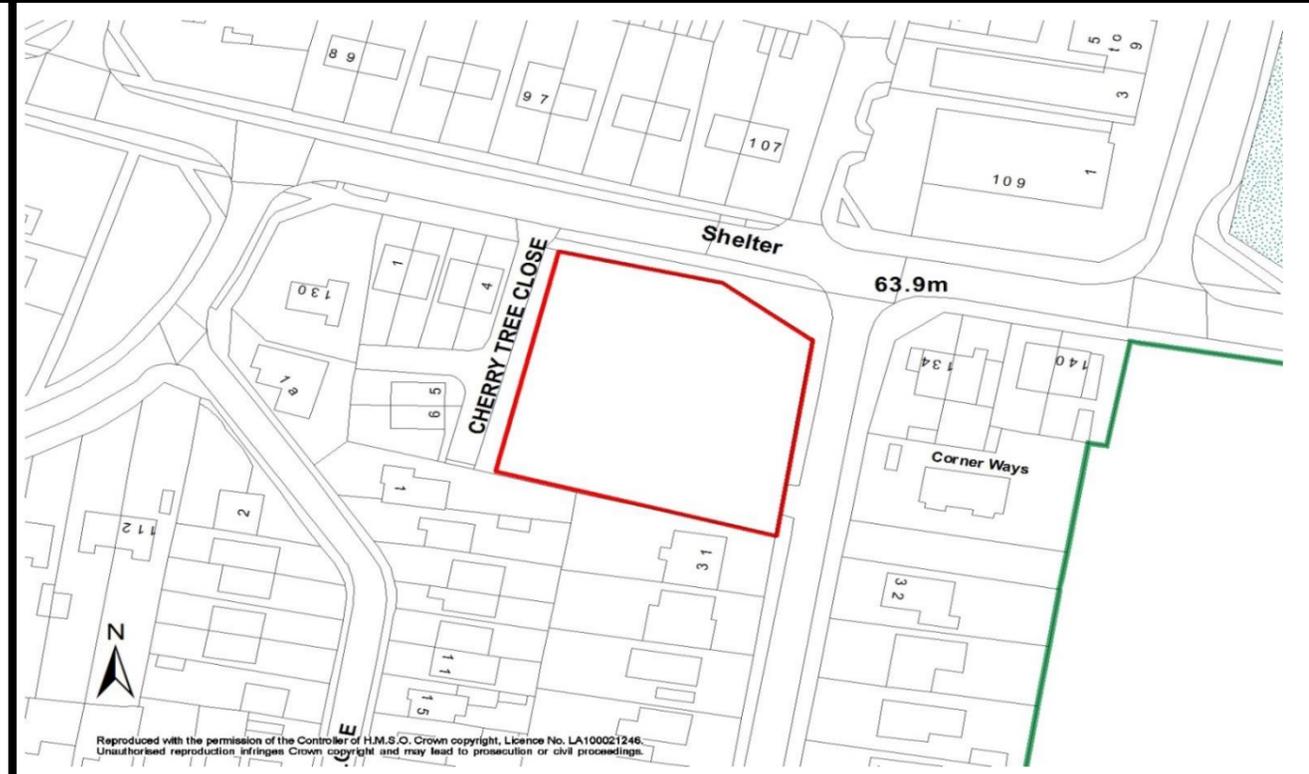
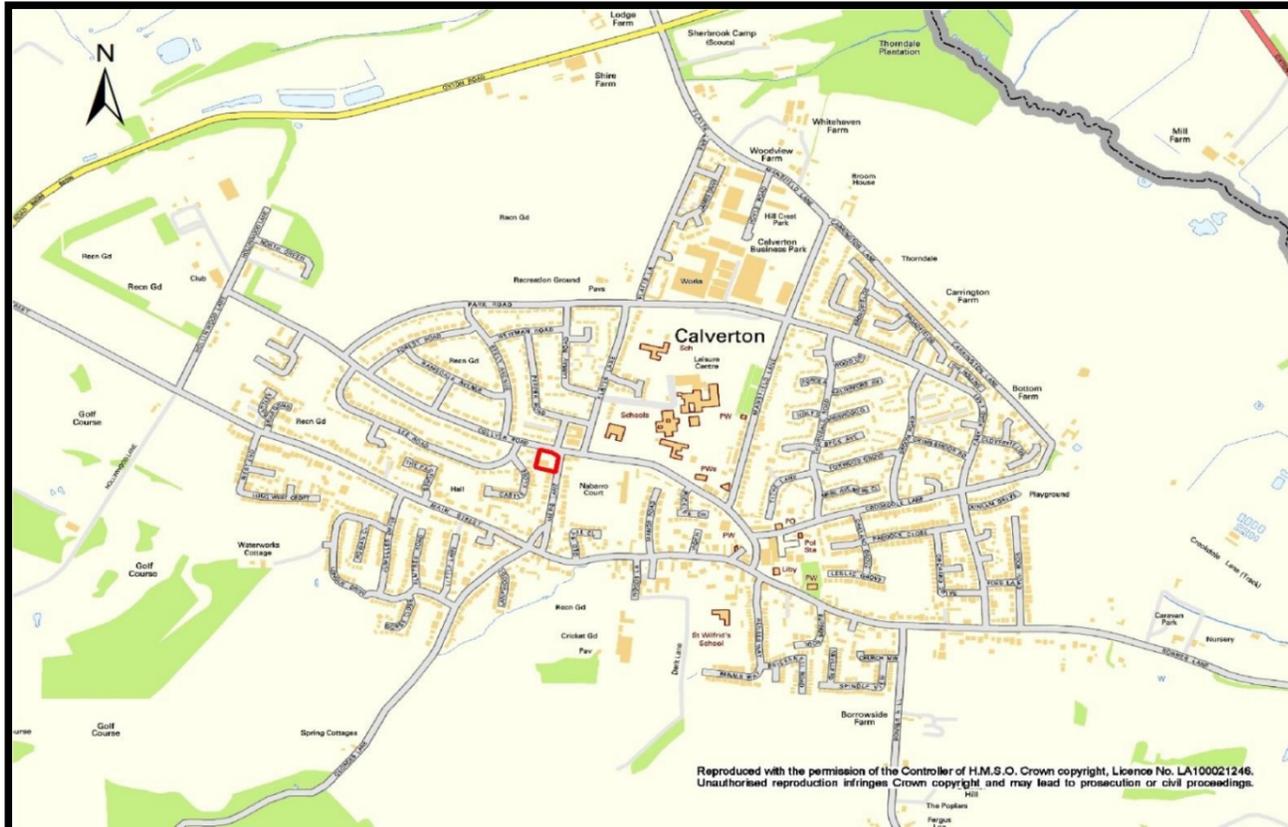
6/774	Borrowside Farm Bonnerhill (Site A)			
Size	0.13	Number of Dwellings	4	
Brownfield or Greenfield	100% Greenfield – currently agricultural land.			
SHLAA Conclusion	Not deliverable or developable Site is within the Green Belt - not immediately adjacent to the settlement boundary. As such the site must be classed as not suitable.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	1 primary school place cost estimate £11,4550 1 secondary school place cost estimate £17,260.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £2,200.		
	Green Infrastructure	Potential offsite contributions required.		
	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	0	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

Green Belt	Part of Site 8 15/20	The Site is separated from the existing settlement, visually disconnected and would significantly reduce the gap with Woodborough. The Site contains residential uses and buildings associated with farming. Due to the location overlooking the Conservation Area there would be some impact on the historic environment.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would only be consistent with Policy 2.3c(vi) of the ACS if other land not currently being promoted is allocated as well. 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	Access may be achievable subject to a reduction in speed limits and improvements to footways; consideration will need to be given to gradients along Bonner Hill. However, the site is isolated without clear pedestrian routes to existing services and facilities; the site is most likely to be developed in connection with adjacent sites but is not considered sustainably located in a highway context by itself.	
Historic Environment	Major impact on Historic Asset - The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area.	
Consultation Response	Development to the south of Calverton was not specifically identified as an option in the Issues & Options Consultation but was not put forward by respondents as an alternative location. Only 2.8% of the houses placed in Masterplan Workshop were placed in this location.	
Conclusion	Although together with the adjacent site (6/775) the site is of sufficient size to allocate, it is disconnected from the settlement. The site makes a valuable contribution to the Green Belt and development would impact on the Conservation Area and landscape. The site is not being considered for allocation.	



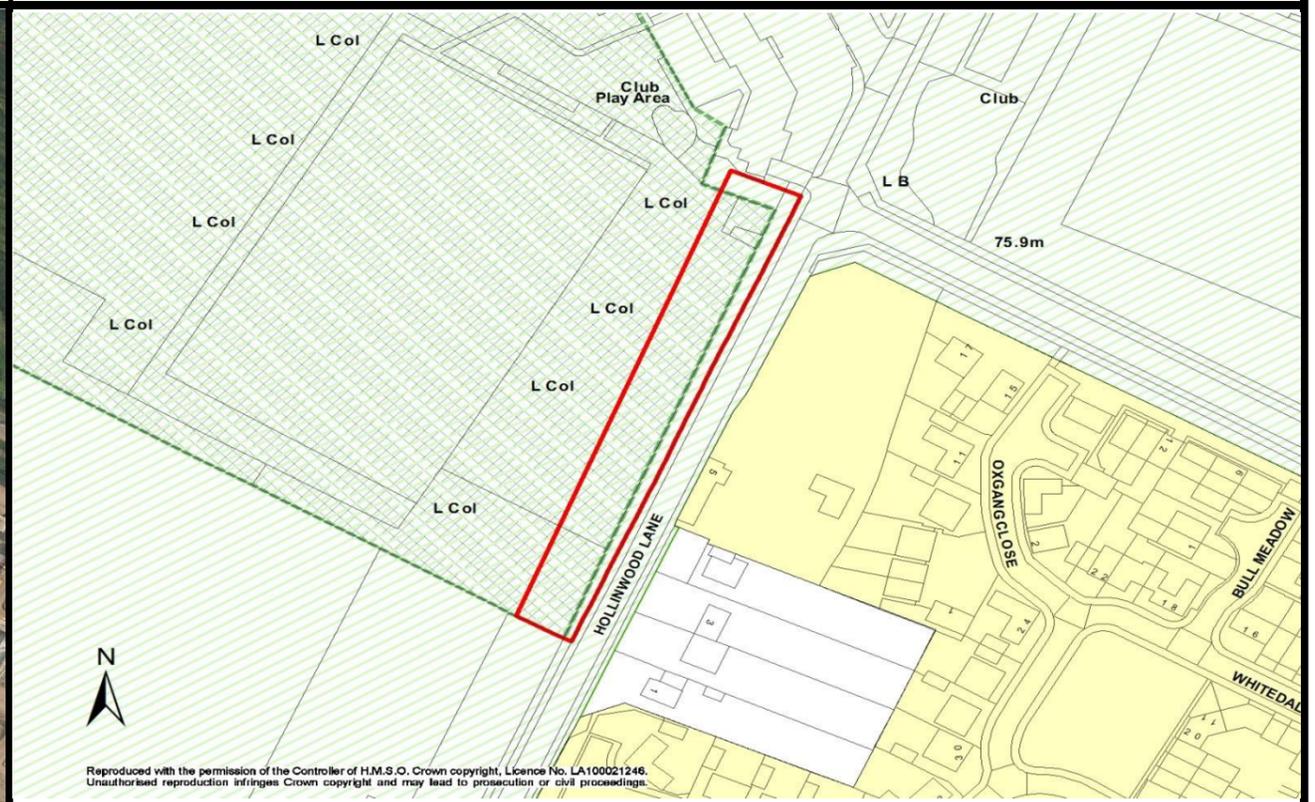
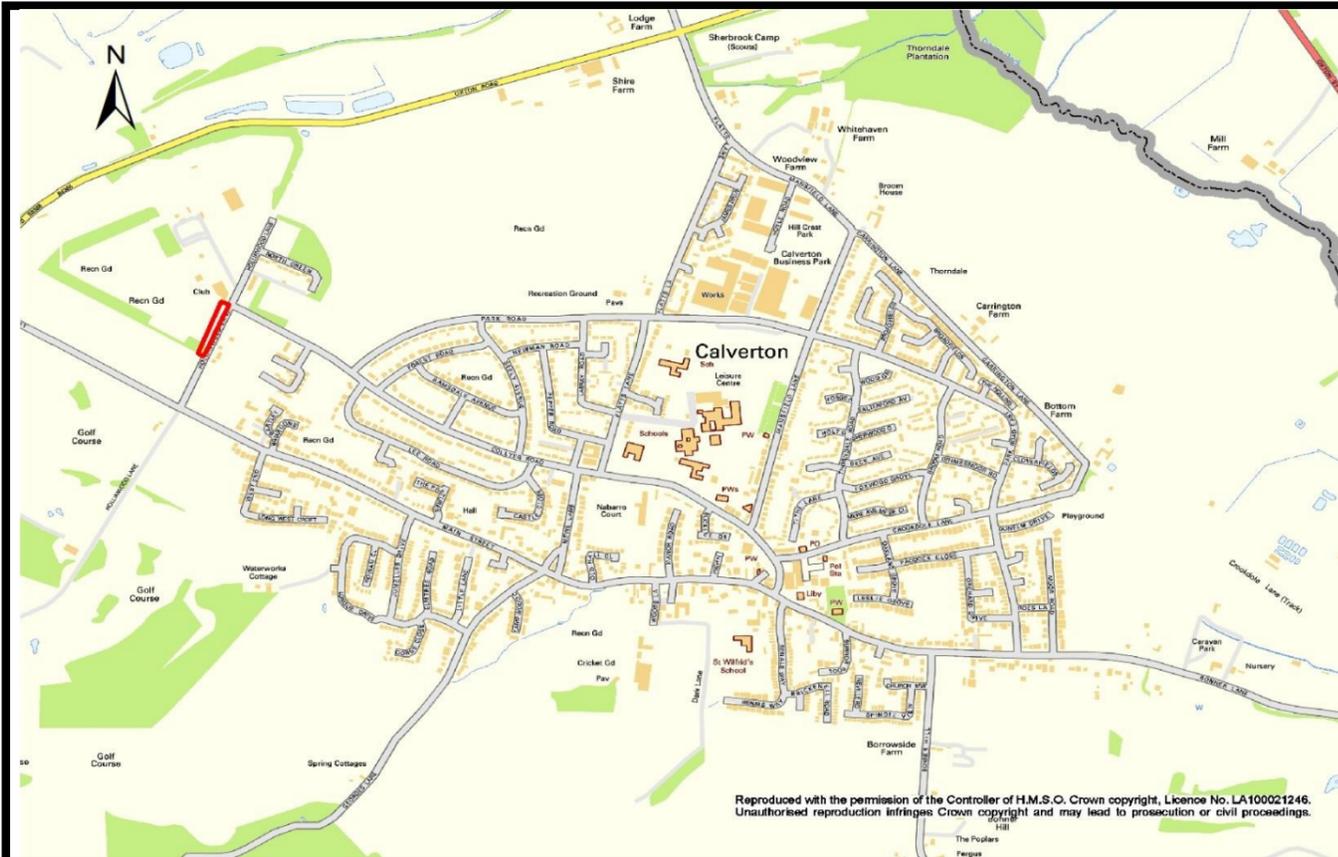
6/686	The Cherry Tree			
Size	0.21	Number of Dwellings	14	
Brownfield or Greenfield	100% Brownfield – existing public house. Site has extant planning permission for residential development.			
SHLAA Conclusion	Deliverable Site is currently under construction (2012/1009).			
Infrastructure	Utilities	Infrastructure requirements have been addressed 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	0	Innovation	0
	Landscape	0	Economic Structure	-
	Natural Resources	++		

Green Belt	<u>0/20</u>	The site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site forms part of a Key Settlement for Growth and is consistent with Policy 2.3c(vi) of the ACS. The site is not within the Green Belt and its allocation would accord with ACS Policy 3.3. The site has extant planning permission for 11 dwellings. 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>No Effect</u> - The site is visually not imposing on heritage asset because of existing development between the site and the asset.	
Consultation Response	This site has extant planning permission. As such it has not specifically been identified for consultation. Consultee concerns or comments about the site have been addressed through the grant of planning permission.	
Conclusion	The site is sustainably located and involves the use of brownfield land. The site is small and already has extant planning permission. The site is not being considered for allocation.	



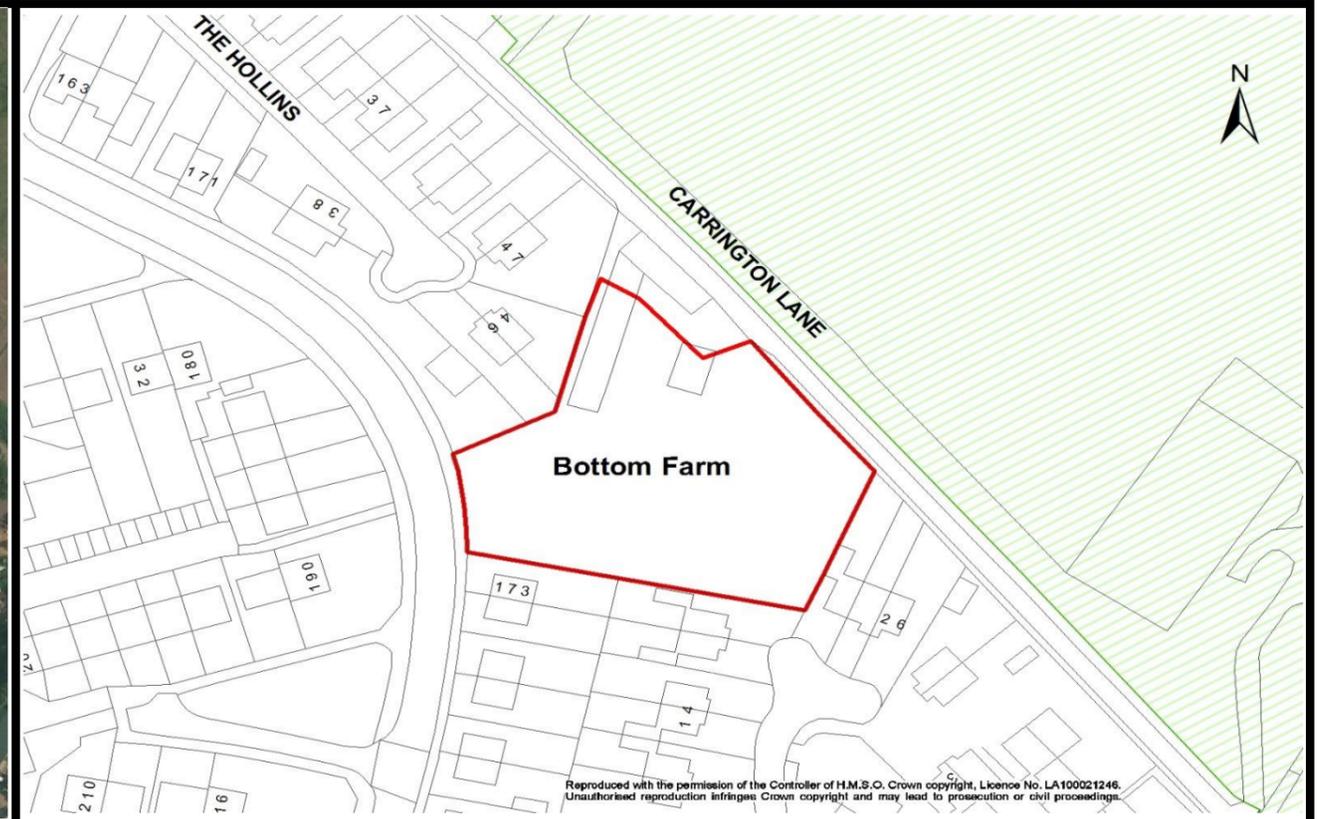
6/664	Calverton Miners Welfare, land adj Hollinwood Lane			
Size	0.23	Number of Dwellings	7	
Brownfield or Greenfield	100% Greenfield – forms part of protected open space.			
SHLAA Conclusion	Not deliverable or developable The site forms part of a Protected Open Space. The owner indicates that the site will be sold to ensure the continued viability of the open space. This is best considered through a planning application or DPD. As such the site is not suitable for residential purposes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	1 primary and 1 secondary school places would be generated. Estimated total cost £28,700.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £3,900.		
	Green Infrastructure	Potential offsite contributions to open space.		
	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	Part of Site 1 <u>7/20</u>	The Site contains significant existing development and is well contained by strong defensible boundaries. There is only one part of the eastern boundary shared with the existing settlement although a large part is shared with Site 2 to the east. The Site is distant from the Conservation Area and other heritage assets.
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. As the site forms part of protected open space, the proposal would need to accord with Policy 16.4.	
Highways	Access should be suitable as each house is likely to have direct access onto Hollinwood Lane.	
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	Development to the west of Calverton was not a preference of those responding to the Issues & Options Consultation. Only 7% of the houses placed through the Masterplan Workshop went to this location.	
Conclusion	The site is below the threshold of 10 dwellings identified for the rural area and is currently open space. The site is not being considered for allocation.	



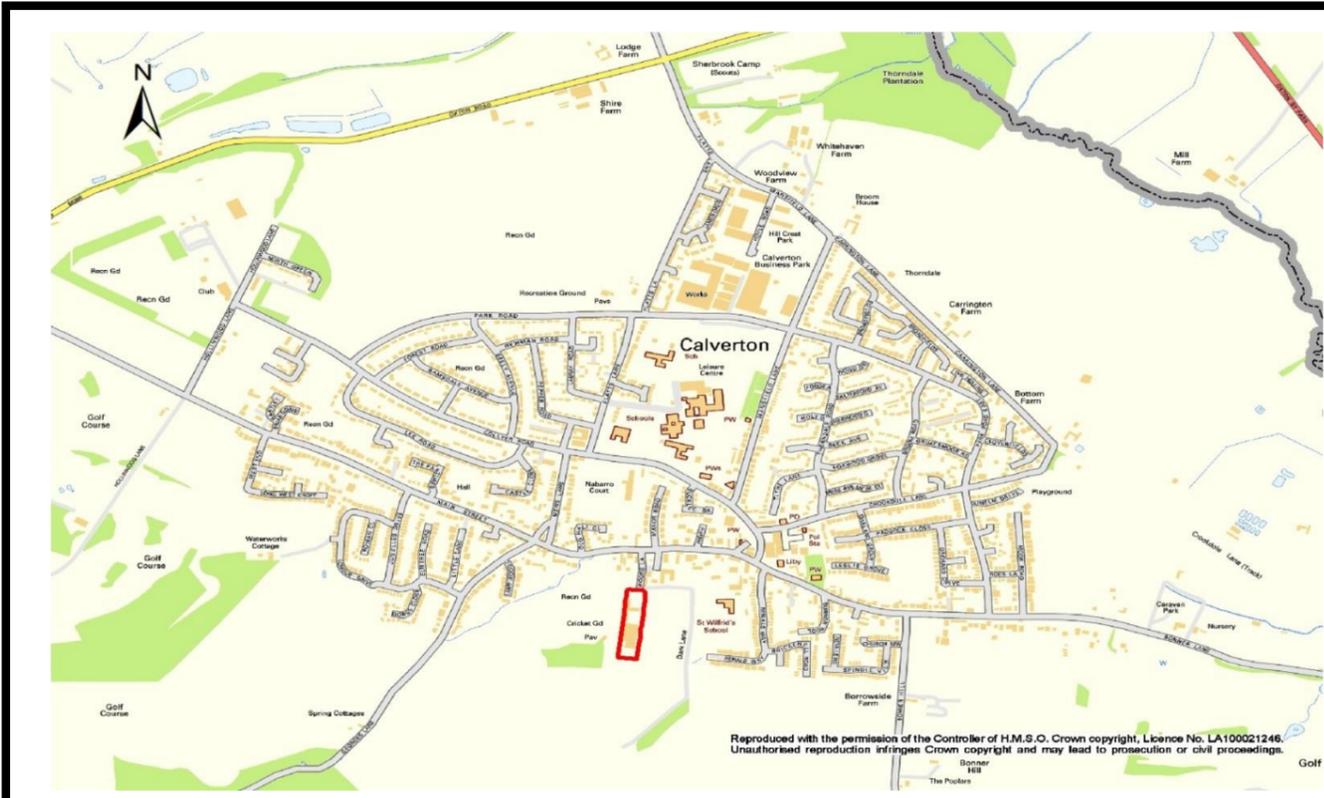
6/289	Bottom Farm			
Size	0.25ha	Number of Dwellings	11	
Brownfield or Greenfield	100% Greenfield – mixed use residential garden and agricultural use (barn)			
SHLAA Conclusion	Not deliverable or developable Planning permission (2010/0877) lapsed in December 2013. Information from SHLAA 2012 consultation states "the owner do not intend to develop the site but if a developer is interested it is for sale". Assume site not being developed.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	2 primary and 2 secondary school places would be generated. Estimated total cost £57,400.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £6,100.		
	Green Infrastructure	Use open space standard of 10% of development site.		
	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	0	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 forms part of a Key Settlement for Growth and is consistent with Policy 2.3c(vi) of the ACS. The site is not within the Green Belt and its allocation would accord with ACS Policy 3.3. The site has extant planning permission for 11 dwellings. The principle of development of this site does not conflict with other policies in the ACS although the development of residential gardens would conflict with a policy in the LPD.	
Highways	Access to the site is likely to be achievable given small number of homes. Planning permission has been granted in the past.	
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	This site has extant planning permission. As such it has not specifically been identified for consultation. Consultee concerns or comments about the site have been addressed through the grant of planning permission.	
Conclusion	Whilst the site is sustainably located, would not have any significant impacts and has had planning permission in the past, there is uncertainty over whether the site will be developed in the future. Overall it is considered that allocation of the site is not justified due to this uncertainty and the small size of the site relative to Calverton. The site is also a residential garden and development may be restricted by proposed Policy LPD34. The site is not being considered for allocation.	



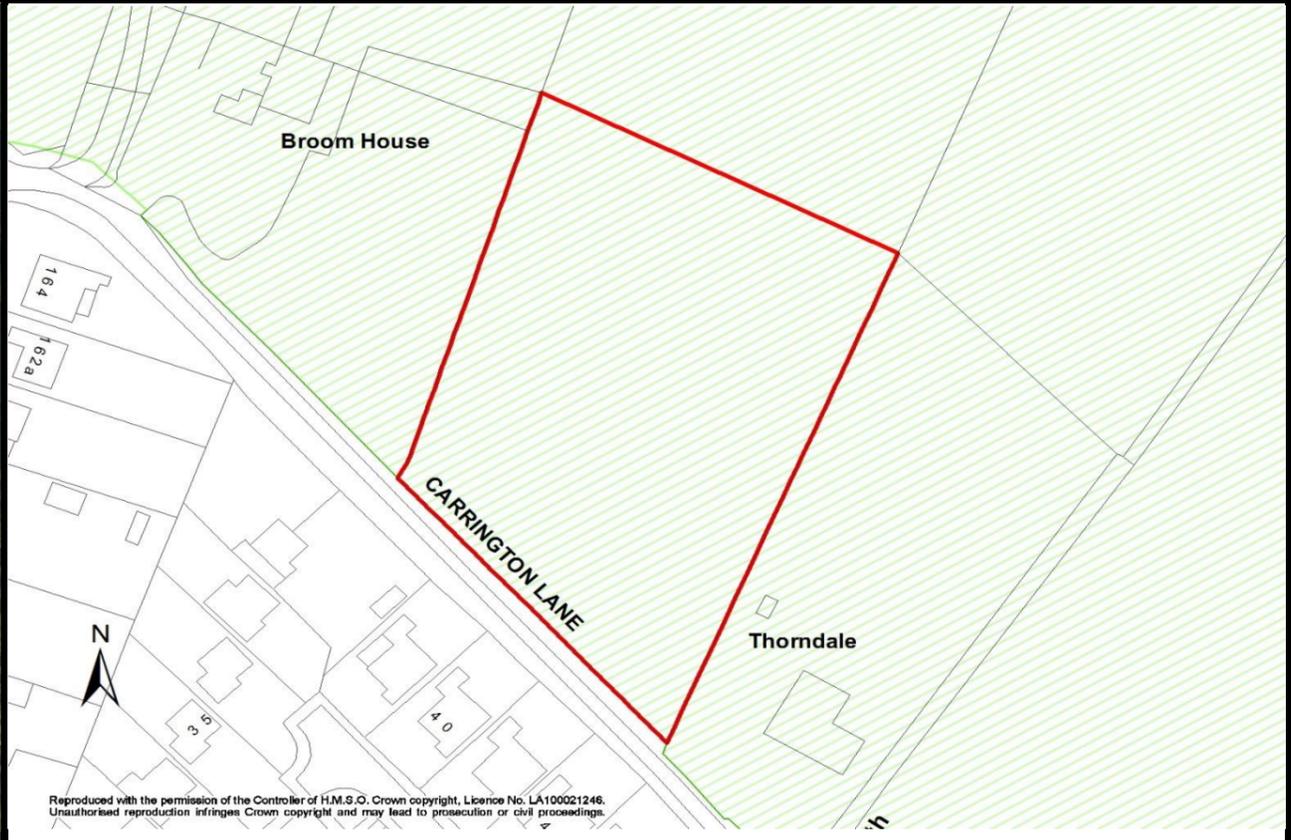
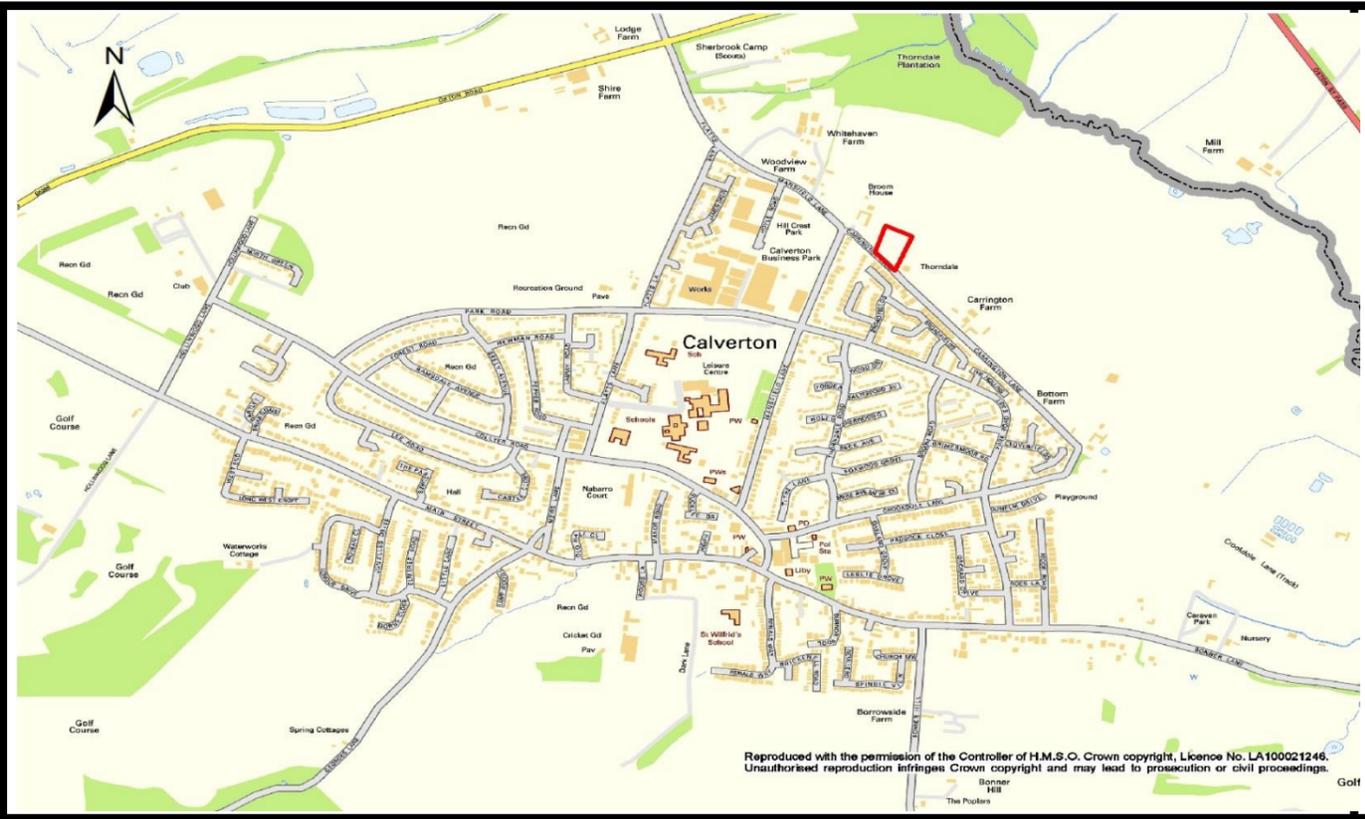
6/649	Woods Lane			
Size	0.50ha	Number of Dwellings	15	
Brownfield or Greenfield	100% Brownfield – current uses include equestrian centre, gun shop and country store.			
SHLAA Conclusion	Not deliverable or developable The site is located adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. Access issues mean that the site is not suitable for development. An amended layout for the adjacent Dark Lane site (6/130) would be needed to allow access from that location. The layout for the Reserved Matters permission for Dark Lane does not allow for access to this site. The owner is negotiating with the developer of the Dark Lane site.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	3 primary and 2 secondary school places would be generated. Estimated total cost £68,900.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £8,300.		
	Green Infrastructure	Potential offsite contributions to open space.		
	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	-
	Environment, Biodiversity and GI	0	Innovation	0
	Landscape	0	Economic Structure	-
	Natural Resources	++		

Green Belt	Site 9 8/20	The Site has two boundaries with the settlement but only field boundaries to the south and west. Development of the Site would not reduce the gap with Arnold and already contains a significant amount of built inappropriate development. There would be an impact on the historic environment.
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	Access from Woods Lane is not appropriate due to its width; there is no scope for improvement. Access through the adjacent Dark Lane site is possible although the approved layout (now under construction) makes no provision for access through to this site.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would result in a major impact on the Conservation Area, as it would increase the erosion of the countryside. The open character is important to the character and setting of the Conservation Area.	
Consultation Response	Development to the south of Calverton was not specifically identified as an option in the Issues & Options Consultation but was not put forward by respondents as an alternative location. Only 2.8% of the houses placed in Masterplan Workshop were placed in this location.	
Conclusion	The site is sustainably located and would involve the use of brownfield land. There would not be a significant visual or landscape impact from development and the site makes a limited contribution to the purposes of the Green Belt. The loss of employment would not be significant. However, access arrangements are unclear at this stage and the number of homes is small. The site is not being considered for allocation.	



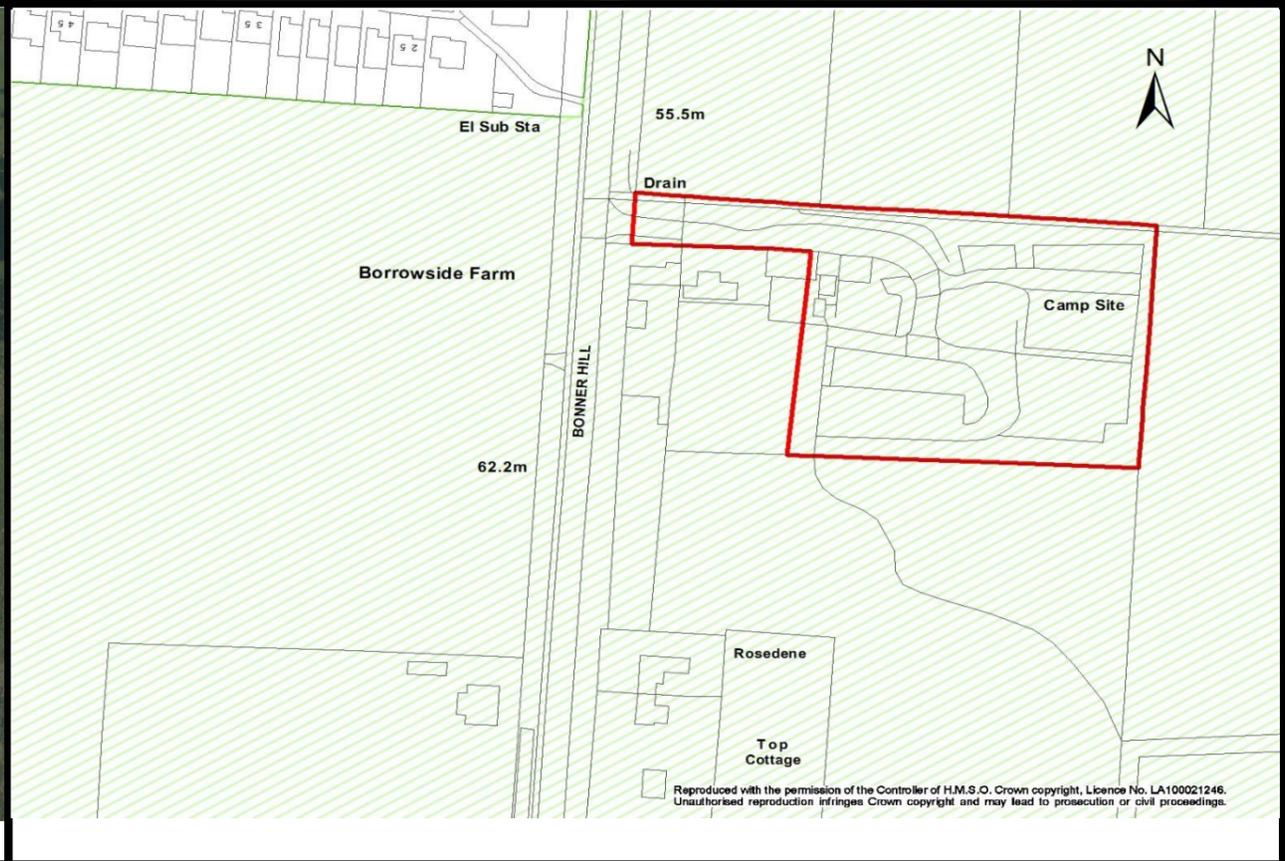
6/661	Land at Broom Farm			
Size	0.51ha	Number of Dwellings	15	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	Not deliverable or developable The site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. The site is constrained by Green Belt policy. Access is from a narrow track which it is considered will not support the level of development identified without improvement work.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	3 primary and 2 secondary school places would be generated. Estimated total cost £68,900.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £8,300.		
	Green Infrastructure	Potential offsite contributions to open space.		
	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	0	Innovation	0
	Landscape	-	Economic Structure	0
	Natural Resources	-		

Green Belt	Part of Site 5 13/20	The Site would form a wedge into the countryside and is disconnected from the settlement. While there is some development, the majority of the Site is open countryside and development would reduce the gap to Oxtou. The Site is distant from the Conservation Area and other heritage assets.
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	Access from Carrington Lane would only be suitable with improvements (widening and the provision of a footway). It is not considered that this scheme is of sufficient size to justify the improvements required.	
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	Development to the north of Calverton was the second preference for respondents to the Issues & Options Consultation. However only 2.8% of houses were placed in the area to the east of Flatts Lane, Calverton and Carrington Lane.	
Conclusion	The site makes a contribution to the Green Belt and development would result in some landscape and visual impact. Loss of agricultural land is not significant. While the site is close to public transport, access to the site is limited. The site is not being considered for allocation.	



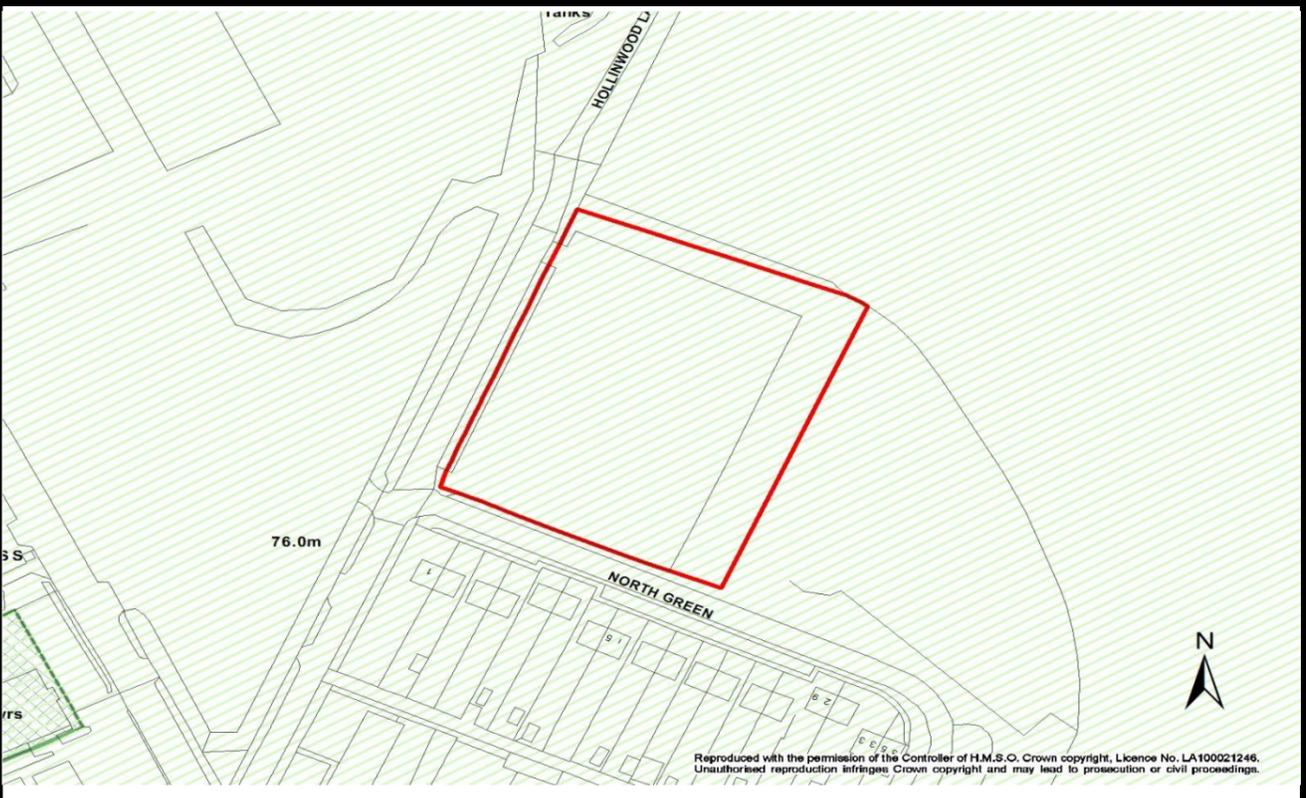
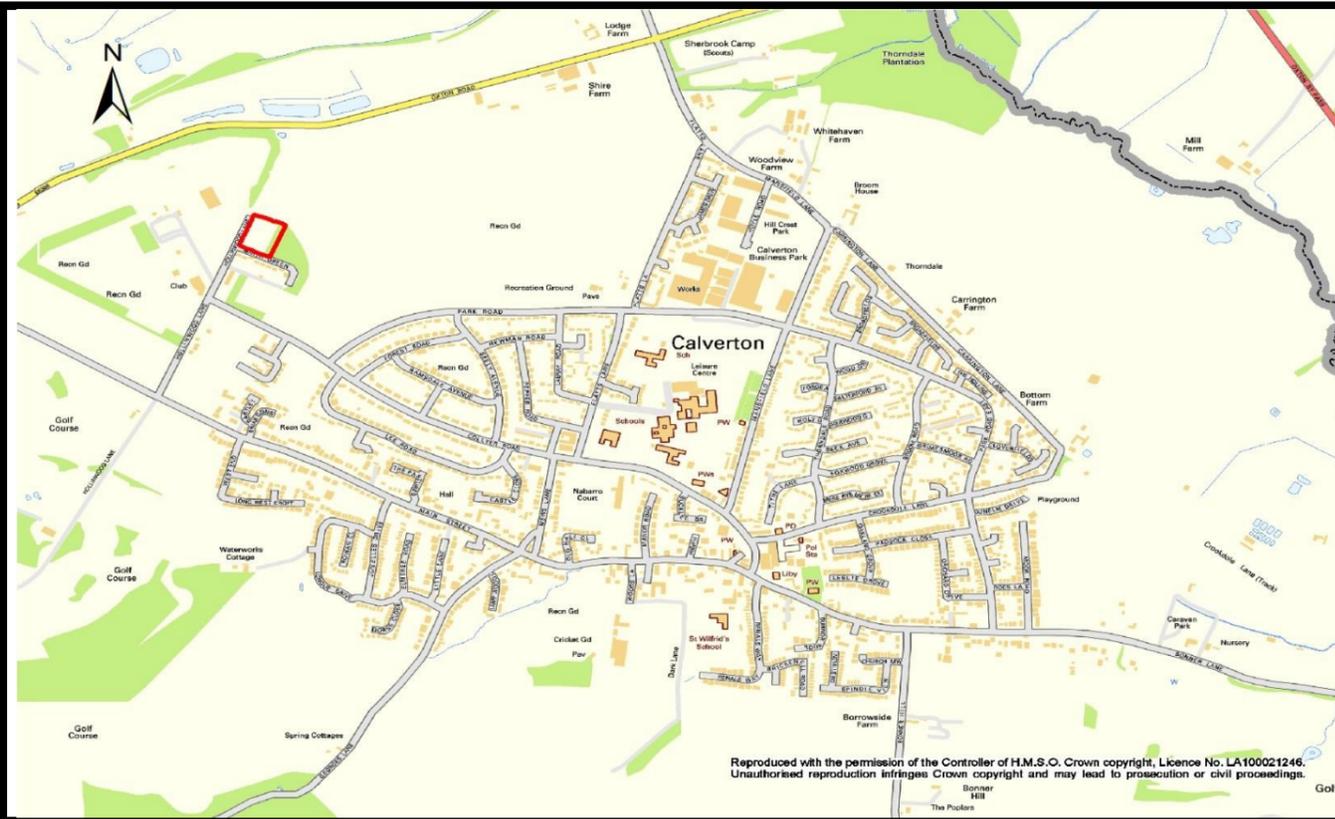
6/775	Borrowside Farm, Bonnerhill (Site B)			
Size	0.64	Number of Dwellings	30	
Brownfield or Greenfield	50% Brownfield, 50% Greenfield – currently caravan storage including areas of hard standing			
SHLAA Conclusion	Not deliverable or developable Site is within the Green Belt - not immediately adjacent to the settlement boundary. As such the site must be classed as not suitable. If sites to the North were included in the SHLAA this assessment could be reconsidered.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	6 primary and 5 secondary school places would be generated. Estimated total cost £155,000.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £16,500.		
	Green Infrastructure	Potential offsite contribution to open space.		
	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	-
	Environment, Biodiversity and GI	0	Innovation	0
	Landscape	-	Economic Structure	-
	Natural Resources	+		

Green Belt	Part of Site 8 15/20	The Site is separated from the existing settlement, visually disconnected and would significantly reduce the gap with Woodborough. The Site contains residential uses and buildings associated with farming. Due to the location overlooking the Conservation Area there would be some impact on the historic environment.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would only be consistent with Policy 2.3c(vi) of the ACS if other land not currently being promoted is allocated as well. 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	Access may be achievable subject to a reduction in speed limits and improvements to footways; consideration will need to be given to gradients along Bonner Hill.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact as there would be an urbanising of the countryside near the Conservation Area.	
Consultation Response	Development to the south of Calverton was not specifically identified as an option in the Issues & Options Consultation but was not put forward by respondents as an alternative location. Only 2.8% of the houses placed in Masterplan Workshop were placed in this location.	
Conclusion	Although the site is of sufficient size to allocate it is disconnected from the settlement. The site makes a valuable contribution to the Green Belt and development would impact on the Conservation Area and landscape. The site is not being considered for allocation.	



6/662	Hollinwood Lane/North Green			
Size	0.66	Number of Dwellings	20	
Brownfield or Greenfield	100% Brownfield – previously used as a car park; appears unused at present.			
SHLAA Conclusion	May be suitable subject to policy change The site is adjacent to a settlement identified as a 'Key Settlement for Growth in the ACS'. The site links well with neighbouring SHLAA sites and is only constrained by Green Belt. A decision will be needed to amend the Green Belt boundaries. Impact of prospective SPA to be considered. Site will be classed as suitable if policy changes.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	4 primary and 3 secondary school places would be generated. Estimated total cost £97,600.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £11,000.		
	Green Infrastructure	Potential contributions to offsite open space.		
	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	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	++		

Green Belt	Part of Site 2 8/20	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would, therefore, be consistent with Policy 2.3c(vi) of the ACS provided site 6/37 (Long Acre Lodge) is allocated as well . 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	Access is unlikely to be problematic for the scale of development proposed. Access is likely to be a continuation of Hollinwood Lane to the north rather than from North Green itself.	
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	Development to the north west of Calverton was the preference of respondents to the Issues & Options consultation, even those who opposed development. The area North of Park Road was the clear favourite in the Masterplan Workshop with 61% of the houses placed in this area. The Parish Council have indicated they too would prefer development here compared to other options.	
Conclusion	The site is located close to public transport, would involve the use of brownfield land and does not make a significant contribution to the purposes of the Green Belt. Development would likely be in connection with the adjacent site (6/47) and would not cause a significant landscape or visual impact. The site can be considered for allocation.	



6/588	Mansfield Lane (250)			
Size	1.27ha	Number of Dwellings	50	
Brownfield or Greenfield	Majority Brownfield (estimate 80%) – currently used as a timber yard			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>The site is very distant from the village centre and on its own would be isolated. SHLAA sites have been submitted to the South of Flatts Lane and there may be opportunity to link development. A defensible Green Belt boundary would need to be established through the Local Plan process. The site will be classed as suitable if policy changes.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	11 primary and 8 secondary school places would be generated. Estimated total cost £264,100.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate ££27,600.		
	Green Infrastructure	Use open space standard of 10% of development site (0.12 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	-
	Environment, Biodiversity and GI	0	Innovation	0
	Landscape	0	Economic Structure	-
	Natural Resources	+		

Green Belt	Part of Site 4 11/20	The Site would form a wedge into the countryside and reduce the gap to Oxton. The Site includes a degree of inappropriate development, including a timber yard, and is considered to be 'urban fringe'. The Site is distant from the Conservation Area and other heritage assets.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would, therefore, be consistent with Policy 2.3c(vi) of the ACS provided site 6/588 (Mansfield Lane (Whitehaven Farm)) is allocated as well. 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	Access is likely to be suitable subject to a reduction of speed limits on Flatts Lane and the provision of a footway along its northern side.	
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	Development to the North of Calverton was the second preference for respondents to the Issues & Options Consultation. However only 2.8% of houses were placed in the area to the east of Flatts Lane, Calverton and Carrington Lane.	
Conclusion	<p>The site is largely brownfield land and developed; the loss of the employment use is not considered significant. Despite the presence of inappropriate development, the site makes some contribution to the purposes of the Green Belt.</p> <p>The site can be considered for allocation.</p>	



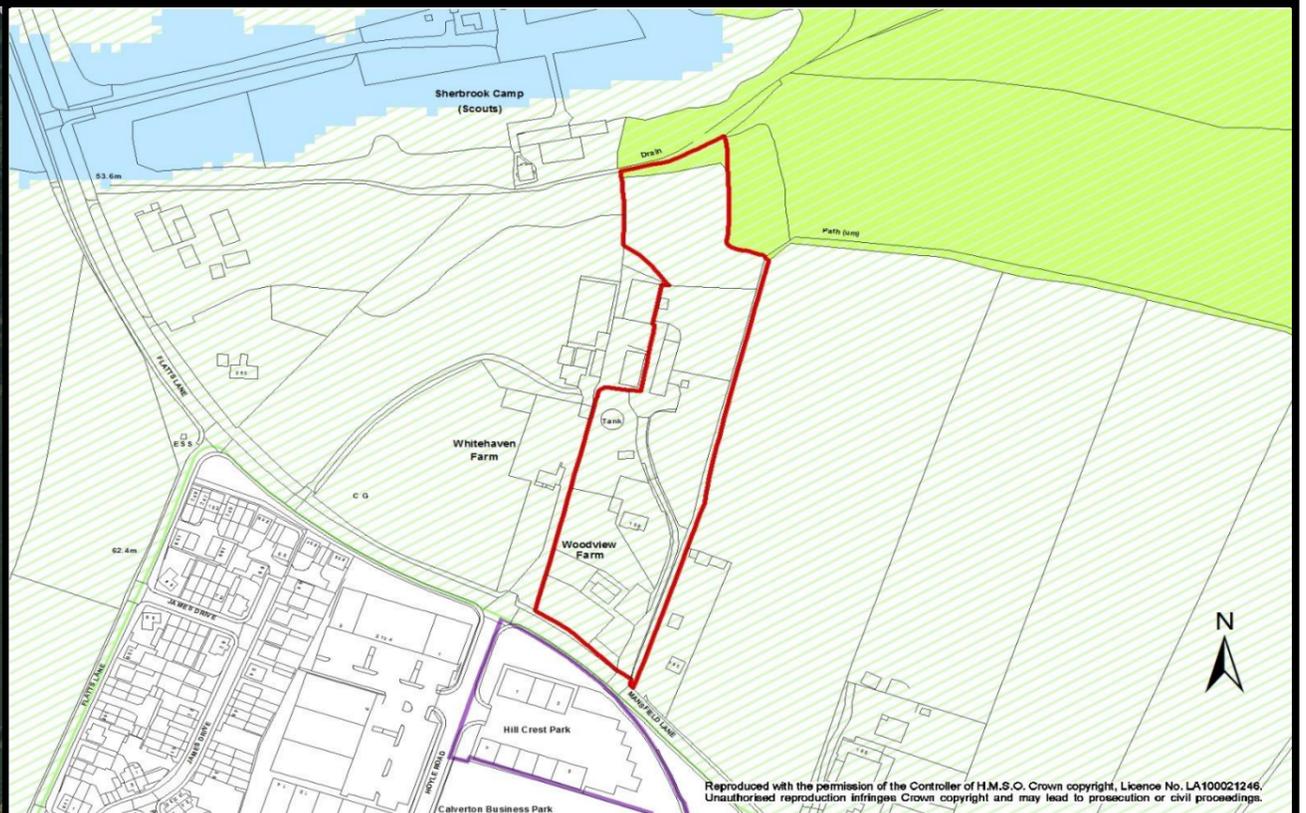
6/772	Broom Farm, Mansfield Lane			
Size	1.33	Number of Dwellings	40	
Brownfield or Greenfield	100% Greenfield – currently agricultural land.			
SHLAA Conclusion	May be suitable subject to policy change Adjacent to a village with a range of services. Defensible Green Belt boundaries to be considered through Site Specific Allocations DPD.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	8 primary and 6 secondary school places would be generated. Estimated total cost £195,200.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £22,000.		
	Green Infrastructure	Use open space standard of 10% of development site (0.13 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	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Part of Site 5 13/20	The Site would form a wedge into the countryside and is disconnected from the settlement. While there is some development, the majority of the Site is open countryside and development would reduce the gap to Oxtun. The Site is distant from the Conservation Area and other heritage assets.
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	Access is likely to be suitable subject to provision of footway along northern side of Mansfield Lane.	
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	Development to the North of Calverton was the second preference for respondents to the Issues & Options Consultation. However only 2.8% of houses were placed in the area to the east of Flatts Lane, Calverton and Carrington Lane.	
Conclusion	The site has some Green Belt value and would involve the loss of agricultural land although this is not considered significant. Development would not result in a significant landscape or visual impact or impact on heritage assets. The site can be considered for allocation.	



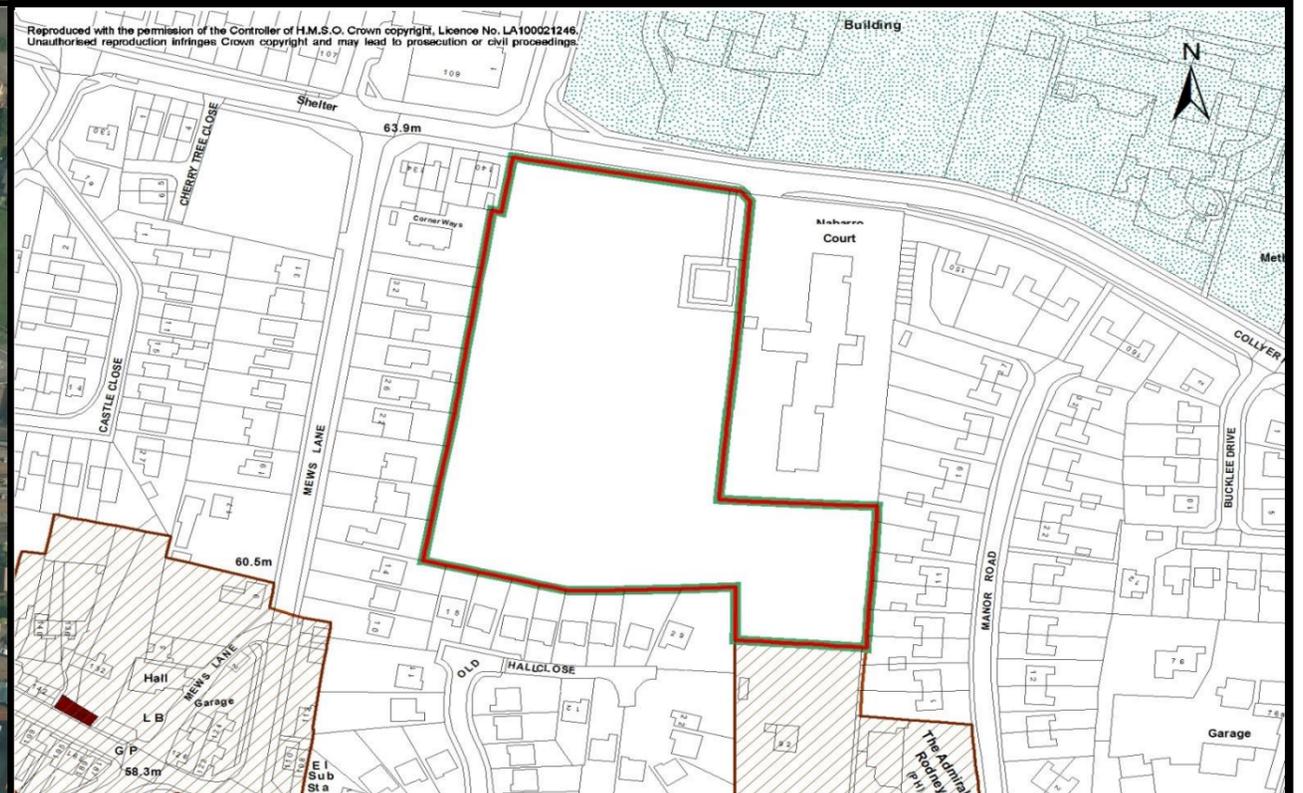
6/834	Woodview Farm			
Size	1.56ha	Number of Dwellings	46	
Brownfield or Greenfield	75% Greenfield, 25% Brownfield – mixed use including dwelling, agricultural buildings, replica Iron Age roundhouse, vehicle repair workshop and garden land.			
SHLAA Conclusion	May be suitable subject to policy change The site will require a change in Green Belt boundaries to come forward. No significant issues have been identified.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	10 primary and 7 secondary school places would be generated. Estimated total cost £235,400.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £25,300.		
	Green Infrastructure	Use open space standard of 10% of development site. (0.15 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	-
	Environment, Biodiversity and GI	-	Innovation	0
	Landscape	0	Economic Structure	-
	Natural Resources	+		

Green Belt	Part of Site 4 11/20	The Site would form a wedge into the countryside and reduce the gap to Oxtun. The Site includes a degree of inappropriate development, including a timber yard, and is considered to be 'urban fringe'. The Site is distant from the Conservation Area and other heritage assets.
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	Mansfield Lane will likely require some improvements to be suitable (especially if developed with adjacent sites). This would include a footway on the northern side of Mansfield Lane and potential widening.	
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	Development to the north of Calverton was the second preference for respondents to the Issues & Options Consultation. However only 2.8% of houses were placed in the area to the east of Flatts Lane, Calverton and Carrington Lane.	
Conclusion	The site makes some contribution to the purposes of the Green Belt but development would not have a significant visual or landscape impact. The site involves some brownfield land and the loss of employment. The site can be considered for allocation.	



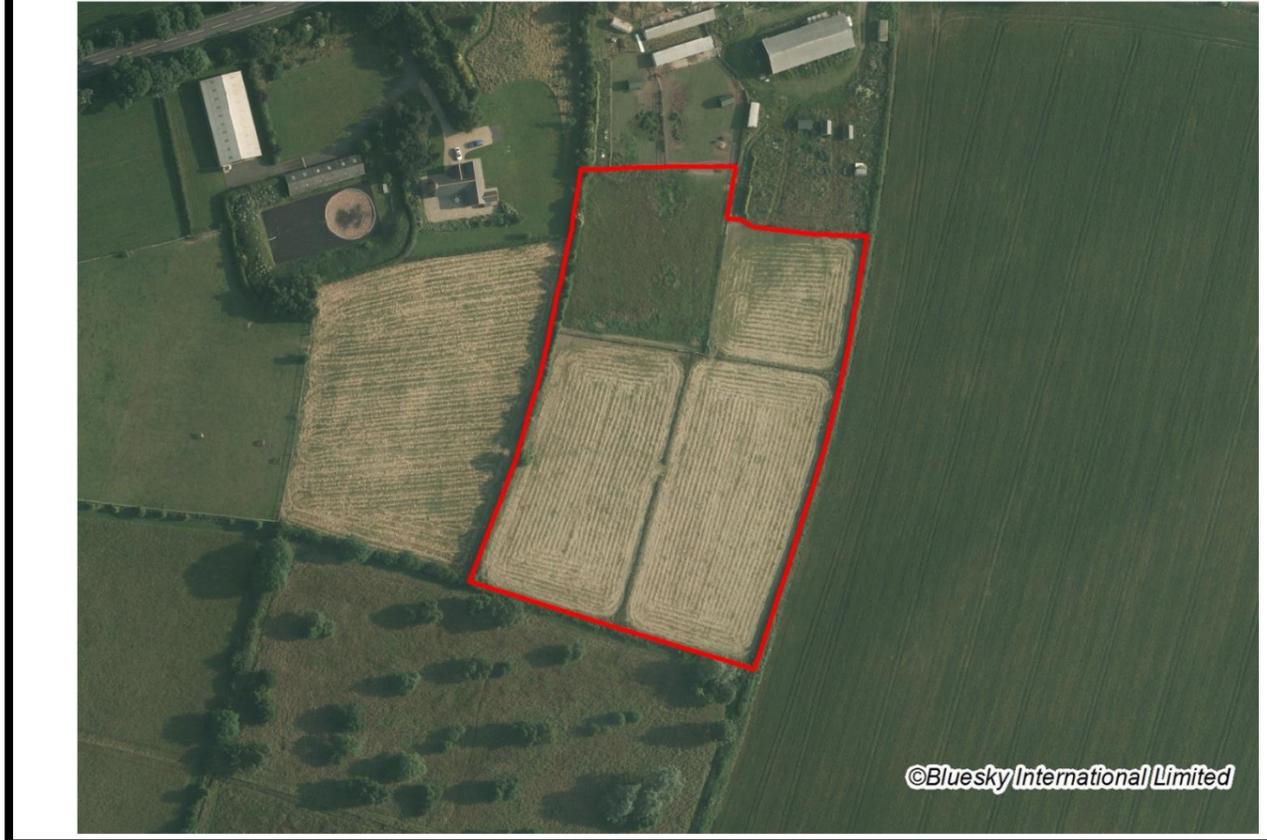
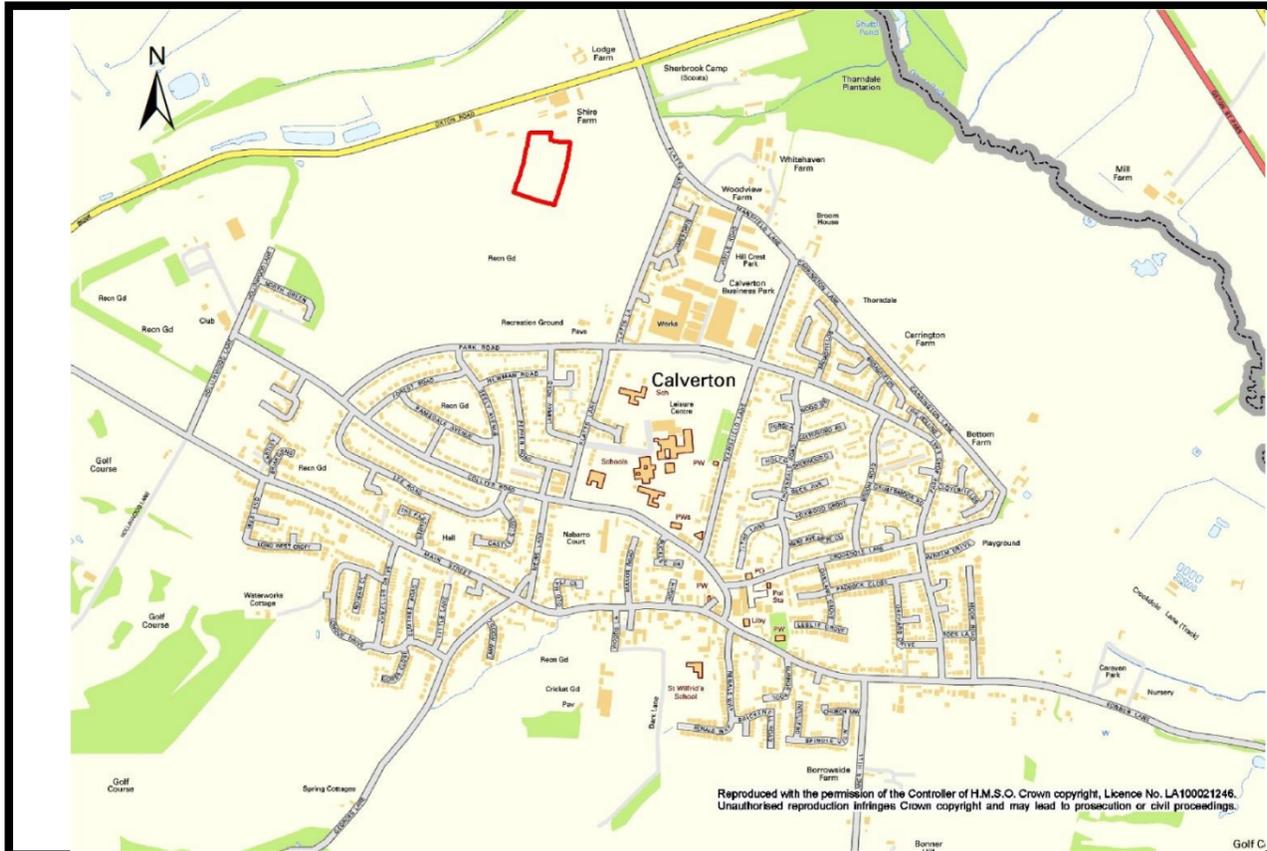
6/770	Land at Collyer Road			
Size	1.64ha	Number of Dwellings	60	
Brownfield or Greenfield	100% Greenfield – currently protected open space.			
SHLAA Conclusion	Not deliverable or developable Comments on open space being surplus to requirements noted. An assessment would be required through a pre-app or planning permission.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	13 primary and 10 secondary school places would be generated. Estimated total cost £321,500.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £33,100.		
	Green Infrastructure	Use open space standard of 10% of development site (0.16 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	0	Economic Structure	0
	Natural Resources	-		

Green Belt	<u>0/20</u>	The Site is not within the Green Belt and therefore accords with ACS Policy 3.2.
Compliance with the ACS	The site forms part of key settlement for growth and is consistent with Policy 2.3c(vi) of the ACS. The site is not within the Green Belt and its allocation would accord with ACS Policy 3.3. The site is protected as Open Space and any development would need to accord with Policy 16.4.	
Highways	Access is likely to be achievable from Collyer Road; there is sufficient width of road and visibility.	
Historic Environment	<u>Minor impact on Historic Asset</u> - The development of the site could have minor impact on the Conservation Area. If the site was reduced in area to remove the parcel of land behind the house on Main Street, then there would only be a very minor impact. The development of low density buildings on the southern part of site would retain openness such that the impact on the Conservation Area would be negligible.	
Consultation Response	The site has not been specifically identified through previous consultation. Respondents would likely be concerned about traffic movements and the loss of open space but there may be some support for the development of the site as it is within the built up area of Calverton and would not lead to impact on the landscape or Green Belt.	
Conclusion	The site forms part of the settlement and would not involve the use of Green Belt land. There would be a minor impact on heritage assets and the loss of open space. The loss of open space would have a major negative impact on health and the environment; no evidence has been provided that the open space is no longer required. The site is not being considered for allocation.	



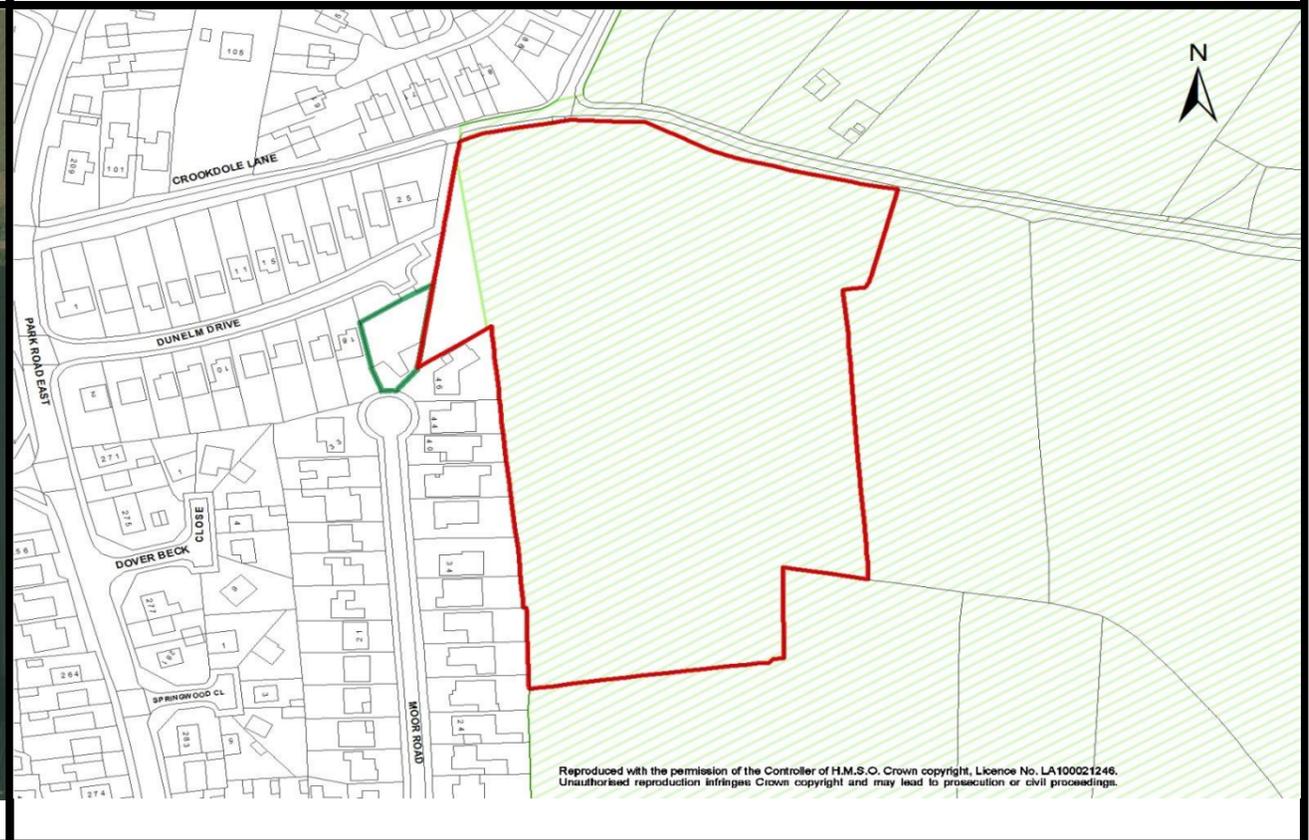
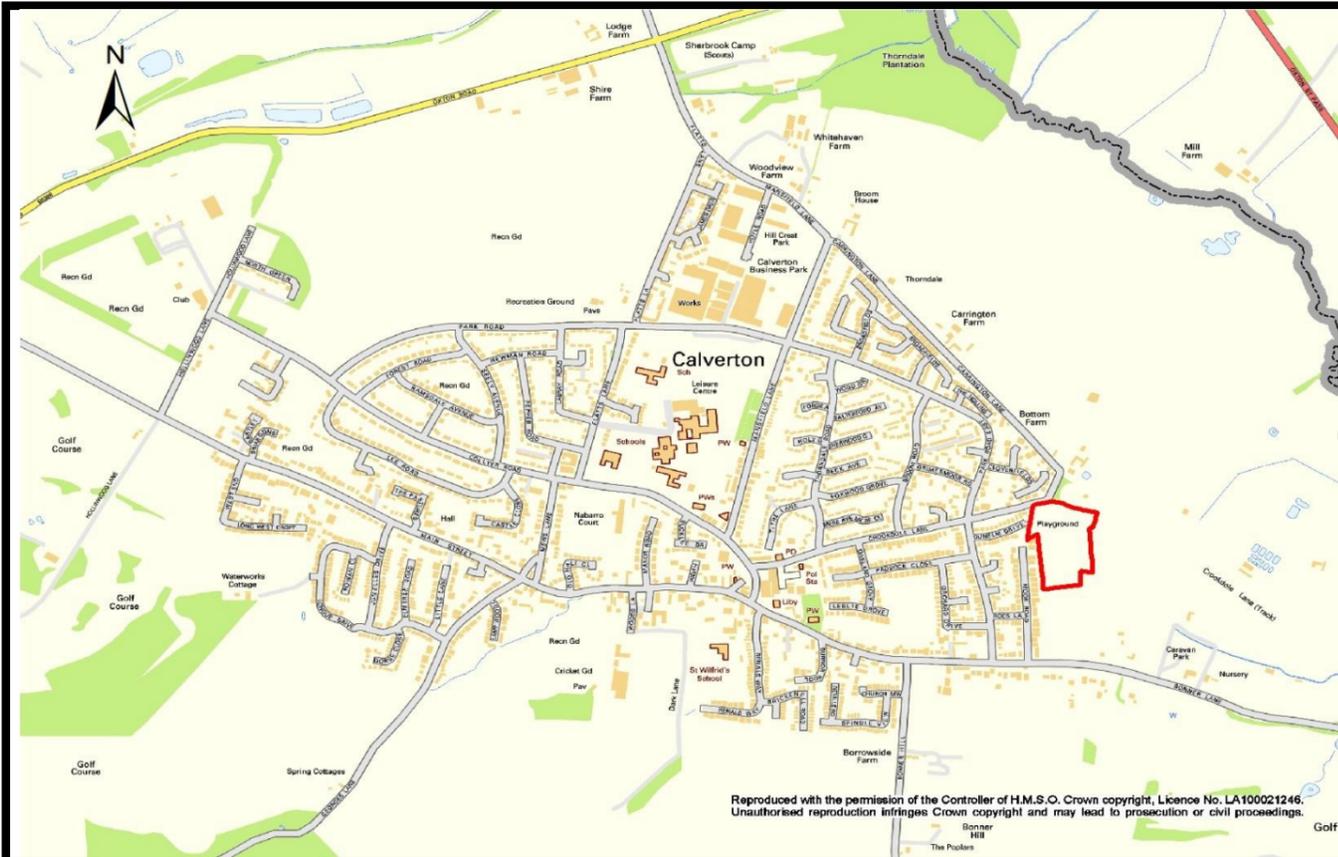
6/921	Shire Farm Oxton Road			
Size	1.64ha	Number of Dwellings	50	
Brownfield or Greenfield	Greenfield			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>Other than loss of agricultural land and cumulative highway impact there are no significant constraints. Green Belt boundaries would need to be changed prior to development. Classed as suitable if policy changes.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	11 primary and 8 secondary school places would be generated. Estimated total cost £264,100.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £27,600.		
	Green Infrastructure	Use open space standard of minimum 10% of development site.		
	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>8/20</u>	Forms part of Calverton Site 2
		The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
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	Access through either 6/665 or 6/35 is likely to be achievable subject to identified improvements.	
Historic Environment	<u>Minor impact on Historic Asset</u> - The development of this site would result in a minor impact on the wider setting of the Listed Building (Grade II). The wider setting has already been partly eroded by new development on the edge of Calverton.	
Consultation Response	Development to the north west of Calverton was the preference of respondents to the Issues & Options consultation, even those who opposed development. The area North of Park Road was the clear favourite in the Masterplan Workshop with 61% of the houses placed in this area. The Parish Council have indicated they too would prefer development here compared to other options.	
Conclusion	<p>Although the site in isolation does not connect to the existing built up area, it would in combination with the adjoining site (6/47) and will need to be considered in combination with that site. Although open, the site does not make a significant contribution to the openness of the Green Belt. Development would cause some landscape and visual impact but retaining the northern portion of the site as a landscape buffer would help mitigate this.</p> <p>The site can be considered for allocation in combination with the adjacent site (6/47).</p>	



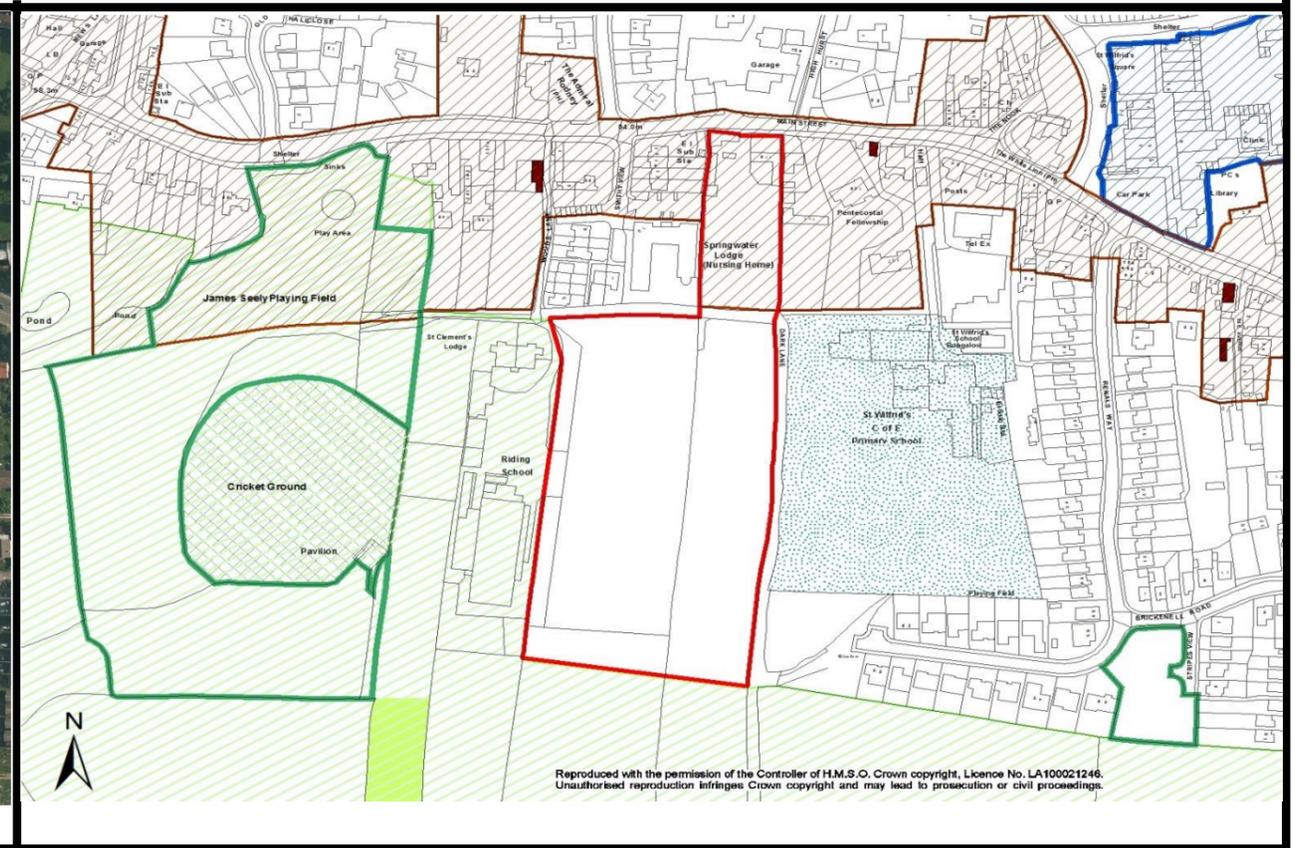
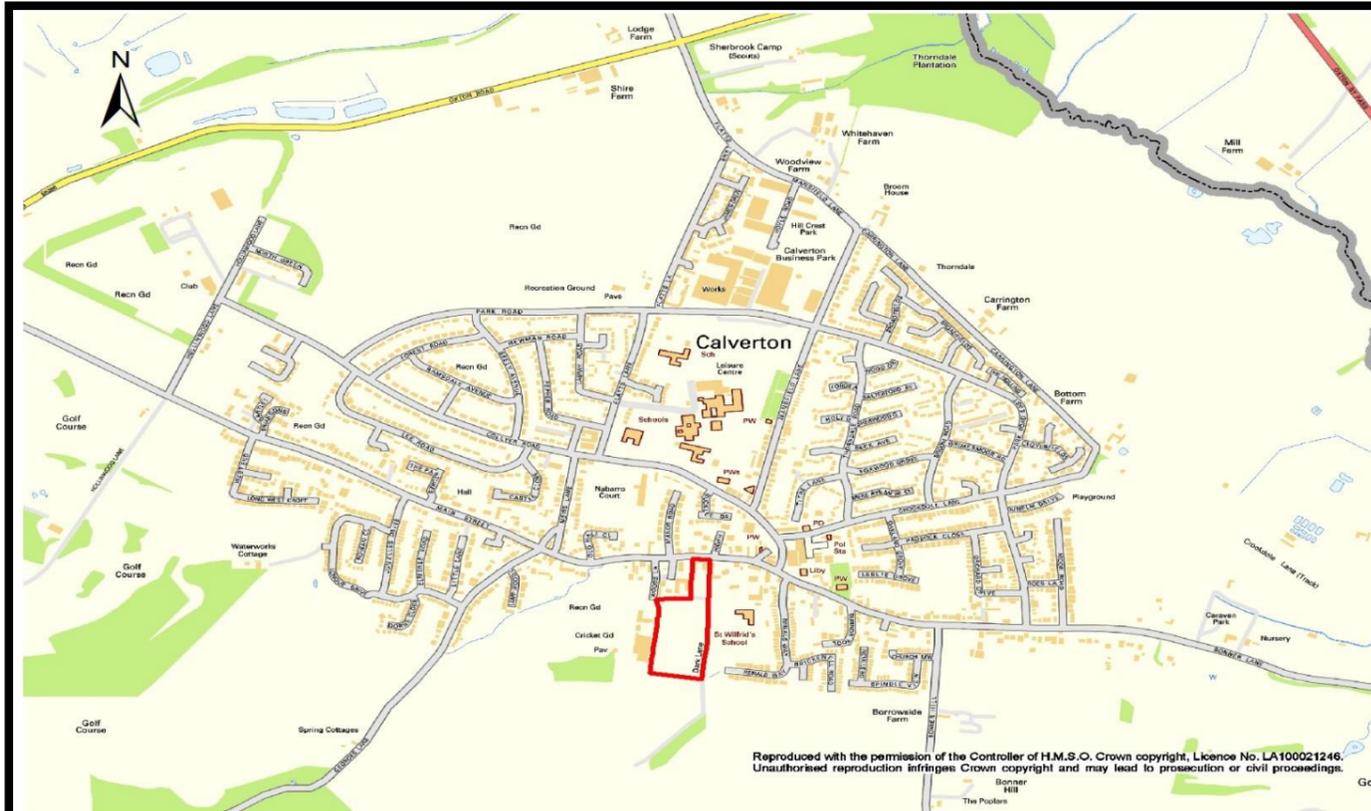
6/540	Land to the South of Crookdole Lane			
Size	2.30ha	Number of Dwellings	95	
Brownfield or Greenfield	100% Greenfield – currently agricultural/grazing land			
SHLAA Conclusion	Not deliverable or developable Site is adjacent to an existing settlement. Issue of access may cause problems as only reasonable access can be made via Dunelm Drive which may be only suitable to serve a total of 150 dwellings. Part of the site is within the village envelope. The site is also within a Mature Landscape Area. At present development would need to demonstrate that the need for development outweighs the value of the MLA. This is best considered as part of a DPD or planning application and not through the SHLAA process.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	20 primary and 15 secondary school places would be generated. Estimated total cost £488,000.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £52,400.		
	Green Infrastructure	Use open space standard of 10% of development site (0.23 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	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Part of Site 6 <u>11/20</u>	The Site has one boundary with the settlement, weak defensible boundaries and only contains farm buildings. There would not be a reduction in the gap with another settlement and limited impact on the setting of the Conservation Area.
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	Access to the site is likely to be achievable for the level of development proposed. Access roads are sufficiently wide enough with the required level of visibility.	
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	Development to the east of Calverton was not specifically identified as an option in the Issues & Options Consultation but was not put forward by respondents as an alternative location. No houses were placed here in the Masterplan Workshop.	
Conclusion	Although the site is within a MLA development would not result a significant landscape or visual impact. The site makes some contribution to the Green Belt but has weak defensible boundaries. The site can be considered for allocation.	



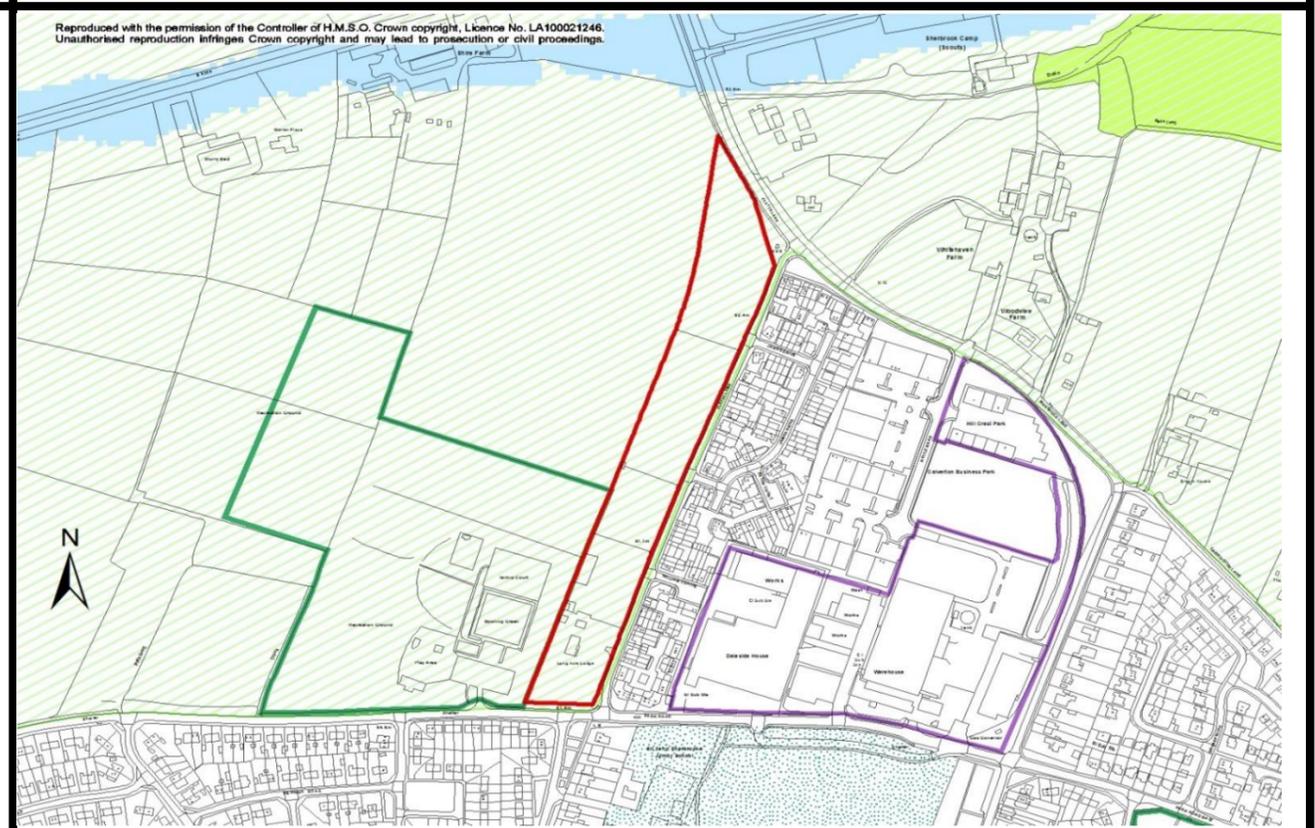
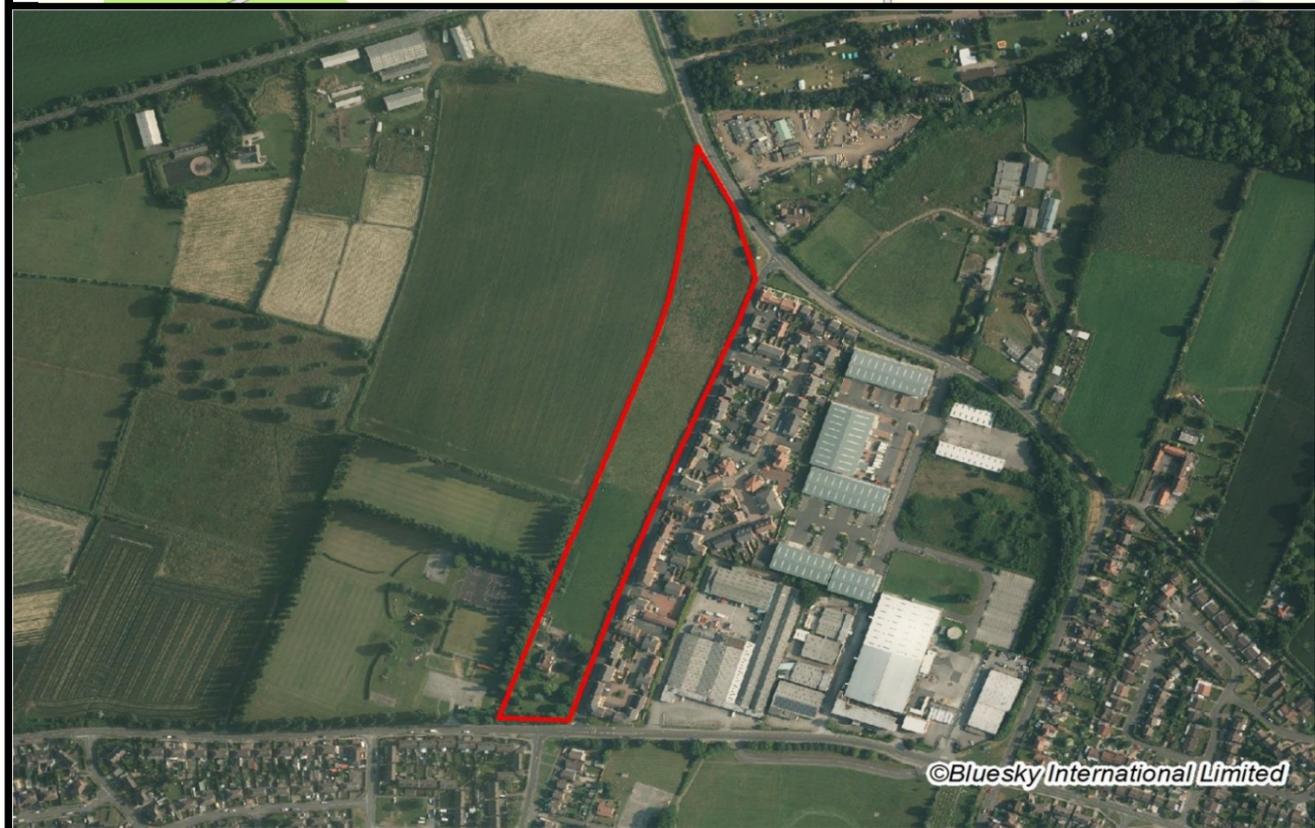
6/130	Dark Lane			
Size	2.38ha	Number of Dwellings	72	
Brownfield or Greenfield	100% Greenfield – mixed agricultural and residential garden land. The site has extant planning permission for residential development.			
SHLAA Conclusion	Deliverable This site has planning permission for residential development (2012/1503).			
Infrastructure	Utilities	Infrastructure requirements have been addressed through the allocation of the site and 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 forms part of a Key Settlement for Growth and is, therefore, consistent with Policy 2.3c(vi) of the ACS. The site was allocated for development through the Replacement Local Plan (adopted 2005) and has extant planning permission for 72 dwellings. The site is not within the Green Belt and its allocation would accord with ACS Policy 3.3. The impact on the Conservation Area would need to be assessed to consider compliance with Policy 11.	
Highways	Planning Permission has been granted for this site. Access arrangements have been considered and deemed acceptable.	
Historic Environment	<u>Impact on Historic Asset</u> - The development of the site would result in an impact on the Conservation Area and its setting. The demolition of the barn would result in the loss of a non-recorded historic building which makes an important contribution to the street scene. There is scope to improve the approach to the site by creating a lane with smaller cottages on the access to the site.	
Consultation Response	This site was allocated by the Gedling Borough Replacement Local Plan and has extant planning permission. Consultee concerns or comments about the site have been addressed through the allocation of the site and grant of planning permission.	
Conclusion	The site has planning permission for residential uses and was allocated for development in the Gedling Borough Replacement Local Plan. However, the site is greenfield and would have some impact on the Conservation Area. The site can be considered for allocation.	



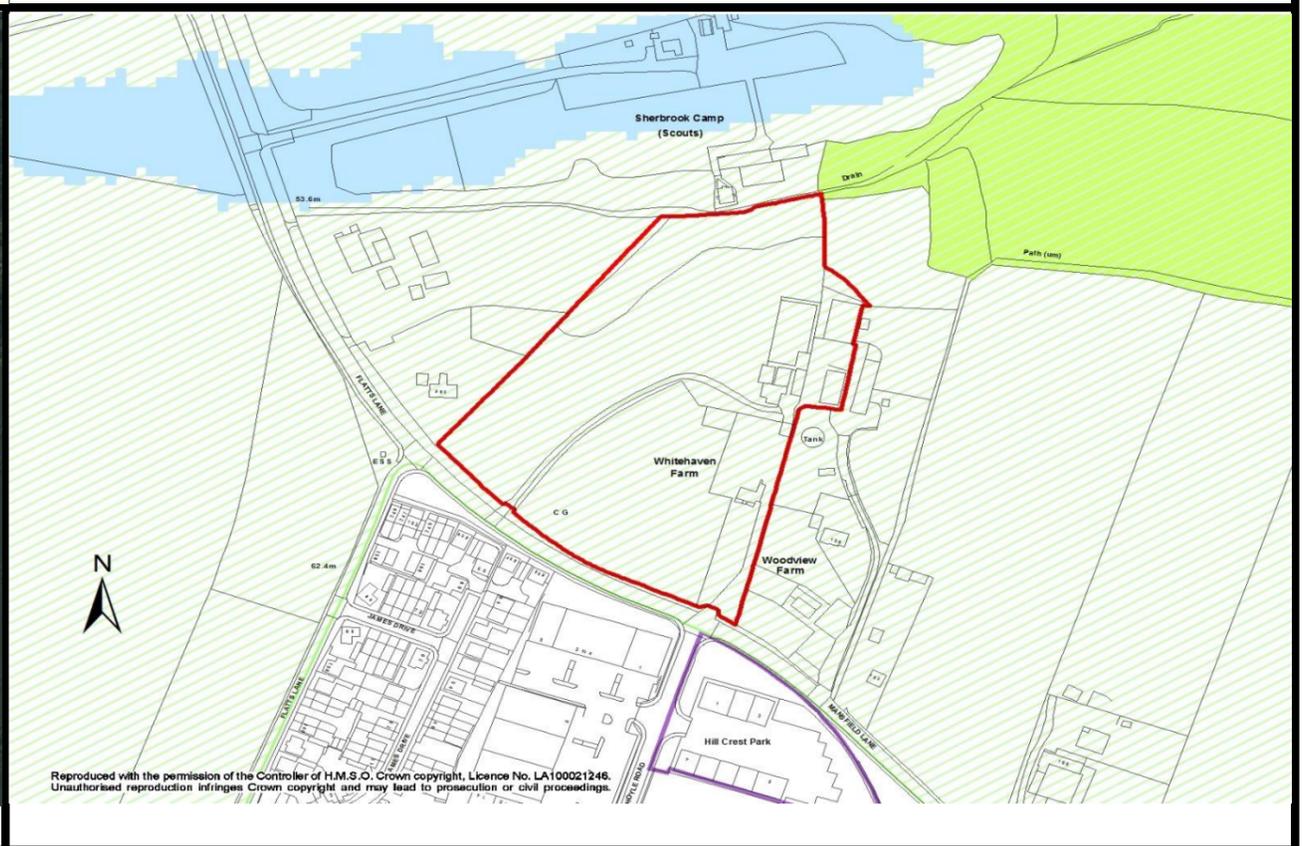
6/37	Long Acre Lodge			
Size	2.74ha	Number of Dwellings	80	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>The site is adjacent to a settlement identified as a 'Key Settlement for Growth in the ACS. Potential links to adjacent sites. The agent states that potential developers have been approached regarding the site but have been unable to secure an option/promotional agreement while the site remains in the Green Belt.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	17 primary and 13 secondary school places would be generated. Estimated total cost £419,100.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £44,100.		
	Green Infrastructure	Use open space standard of 10% of development site (0.27 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	Part of Site 2 8/20	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
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	Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive subject to the provision of a footway long the western side of Flatts Lane and, potentially, the widening of the road which is narrow and is used for parking.	
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	Development to the north of Calverton was the second preference of respondents to the Issues & Options consultation, even those who opposed development. This area was also the second favourite area in the Masterplan Workshop with 15% of the houses placed in this area.	
Conclusion	<p>Although adjacent to site 6/35, this site relates well to the built up area and could come forward on its own. The site does not contribute significantly to the purposes of the Green Belt and development would not result in a significant visual or landscape impact. As with site 6/35, ensuring that the north part of the site is free from development would mitigate impacts on the landscape.</p> <p>The site can be considered for allocation.</p>	



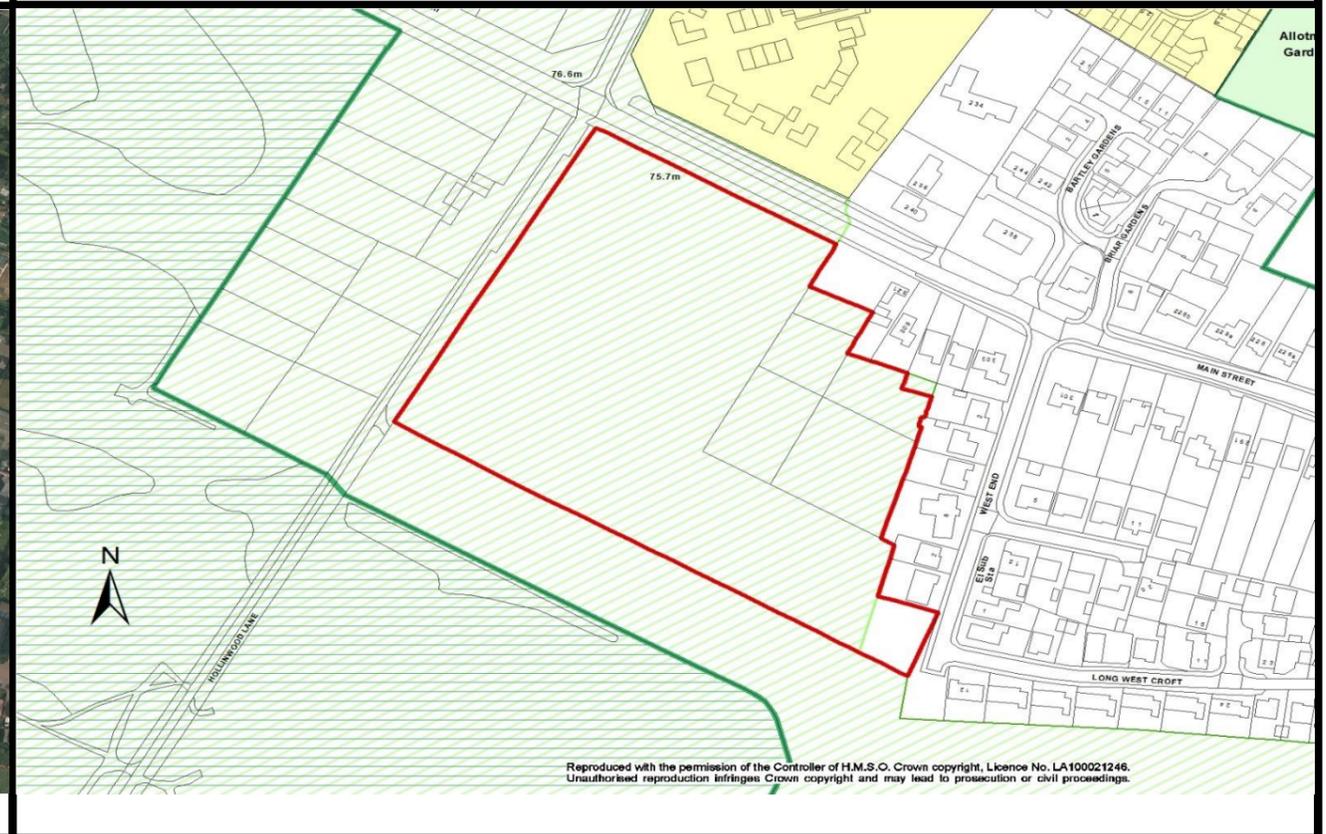
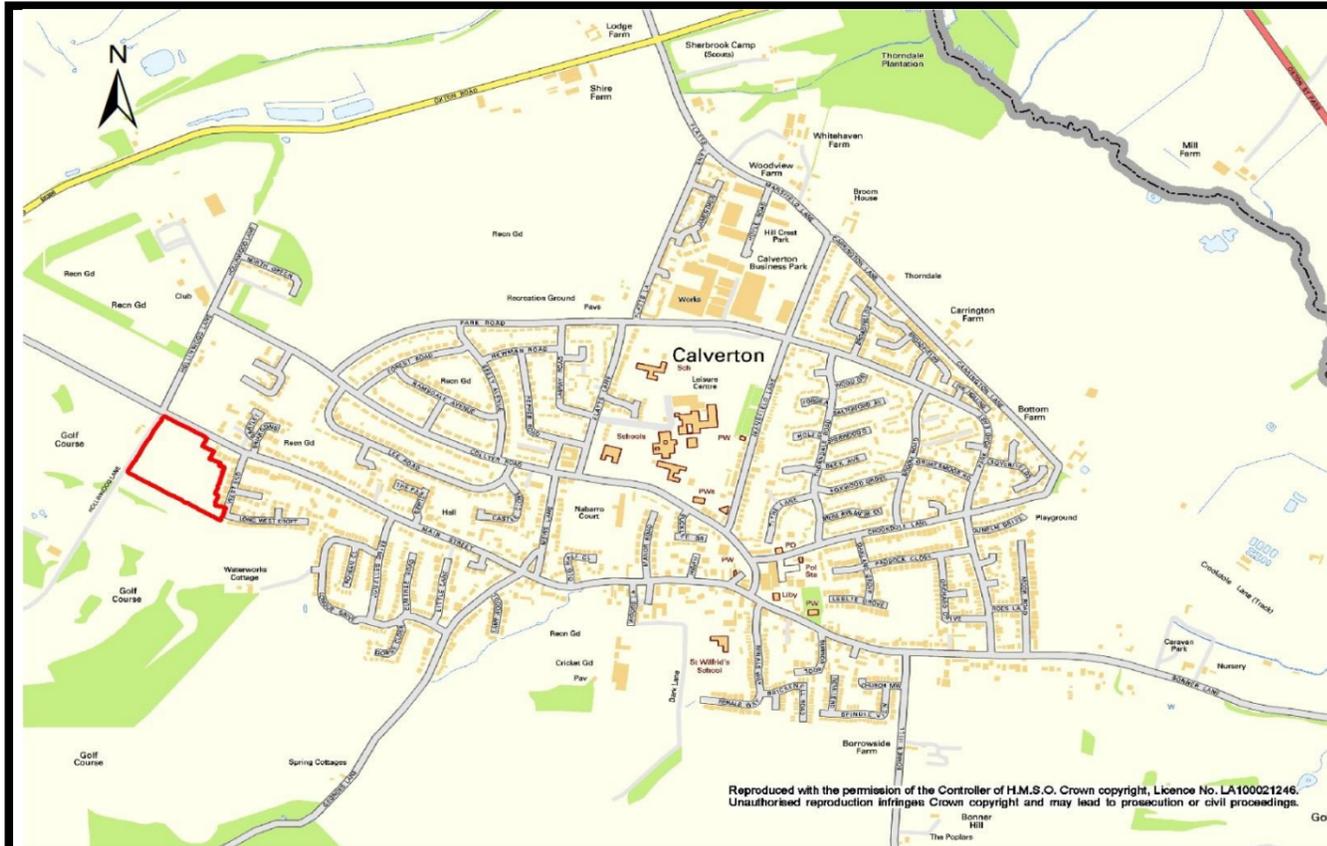
6/587	Mansfield Lane (Whitehaven Farm)			
Size	2.83ha	Number of Dwellings	100	
Brownfield or Greenfield	100% Greenfield – formerly agricultural land (disused piggery); current use unknown			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>The site is very distant from the village centre and on its own would be isolated. SHLAA sites have been submitted to the South of Flatts Lane and there may be opportunity to link development. A defensible Green Belt boundary would need to be established through the Local Plan process. The site will be classed as suitable if policy changes.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	21 primary and 16 secondary school places would be generated. Estimated total cost £516,700.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £55,100.		
	Green Infrastructure	Use open space standard of 10% of development site. (0.28 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	Part of Site 4 11/20	The Site would form a wedge into the countryside and reduce the gap to Oxtun. The Site includes a degree of inappropriate development, including a timber yard, and is considered to be 'urban fringe'. The Site is distant from the Conservation Area and other heritage assets.
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	Mansfield Lane will likely require some improvements to be suitable (especially if developed with adjacent sites). This would include a footway on the northern side of Mansfield Lane and potential widening.	
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	Development to the North of Calverton was the second preference for respondents to the Issues & Options Consultation. However only 2.8% of houses were placed in the area to the east of Flatts Lane, Calverton and Carrington Lane.	
Conclusion	<p>The site makes some contribution to the purposes of the Green Belt but development would not have a significant visual or landscape impact. There would be the loss of agricultural land but this would not be significant and the impact on hedgerows can be mitigated through retention.</p> <p>The site can be considered for allocation.</p>	



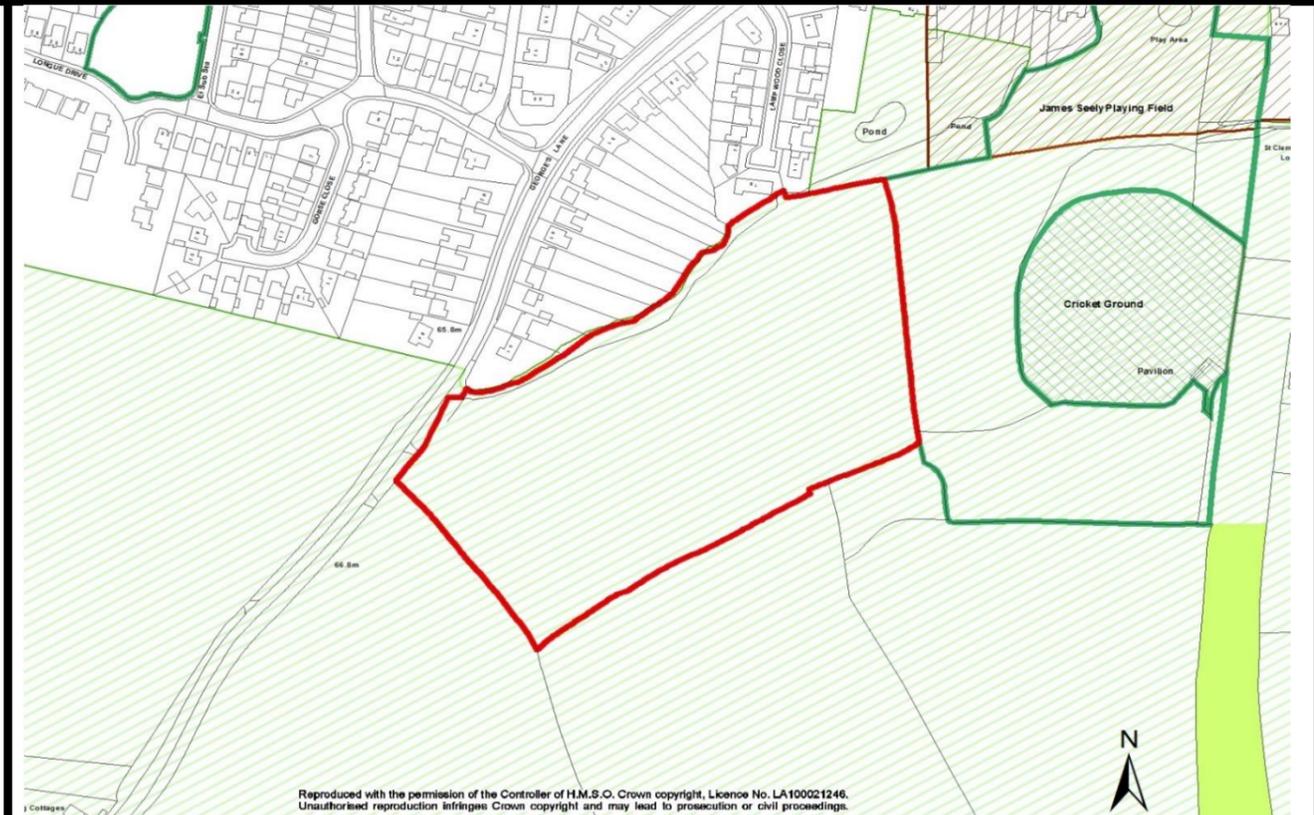
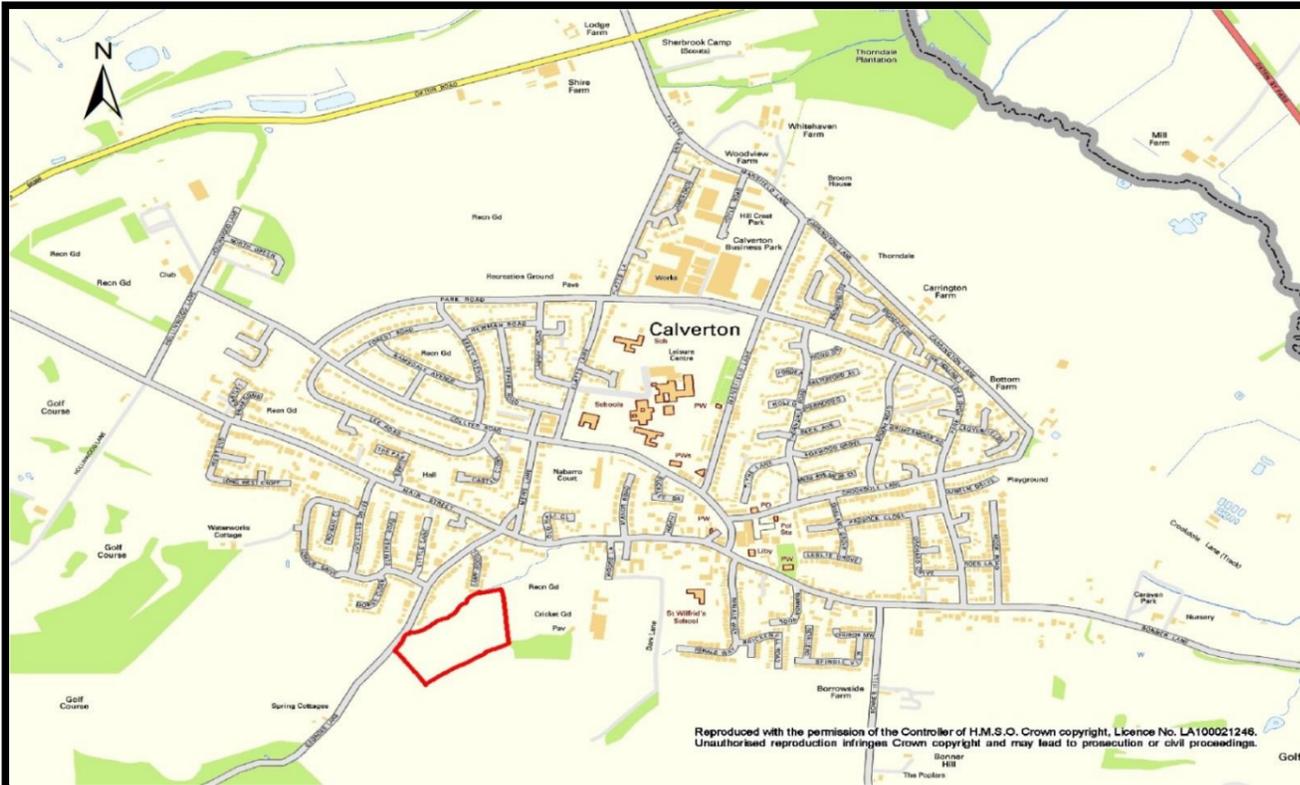
6/544	Main Street/Hollinwood Lane (Land Adj to)			
Size	2.98ha	Number of Dwellings	90	
Brownfield or Greenfield	100% Greenfield – currently agricultural land (grazing/pasture)			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>Adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. Although the site is some distance from the Village centre, it relates well to the built up area and has potential linkages with SHLAA sites to the north and south-east. Due to the size of the site a Transport Assessment will be required. There are no constraints to development and the site will be classed as suitable if policy changes.</p>			
Infrastructure	Utilities	No requirements identified.		
	Emergency Services	No abnormal requirements		
	Education	19 primary and 14 secondary school places would be generated. Estimated total cost £459,300.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £49,600.		
	Green Infrastructure	Use open space standard of 10% of development site.		
	Community Facilities	No abnormal requirements.		
	Other	None specifically 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	Site 13 <u>9/20</u>	There are two boundaries with the settlement and strong defensible boundaries but the Site only has a limited degree of visual connection with the Settlement. There is no existing development but the Site would not impact on the historic environment or reduce the gap with other settlements.
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	Access from Main Street is likely to be suitable subject to change in the speed of the road (due to visibility issues). A footway along the north side of Main Road may also be required. Access from West End/Long West Croft is also likely to be suitable.	
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	Development to the south west of Calverton was generally opposed through the Issues & Options Consultation. This was also reflected in the Masterplan Workshops where only 5.8% of the houses placed were located south west of Calverton. The Parish Council have indicated that they would be opposed to development here.	
Conclusion	<p>The site is well contained with strong defensible boundaries and does not make a significant contribution to the purposes of the Green Belt. The loss of agricultural land is not considered significant and the impact on the hedgerows could be mitigated.</p> <p>The site can be considered for allocation.</p>	



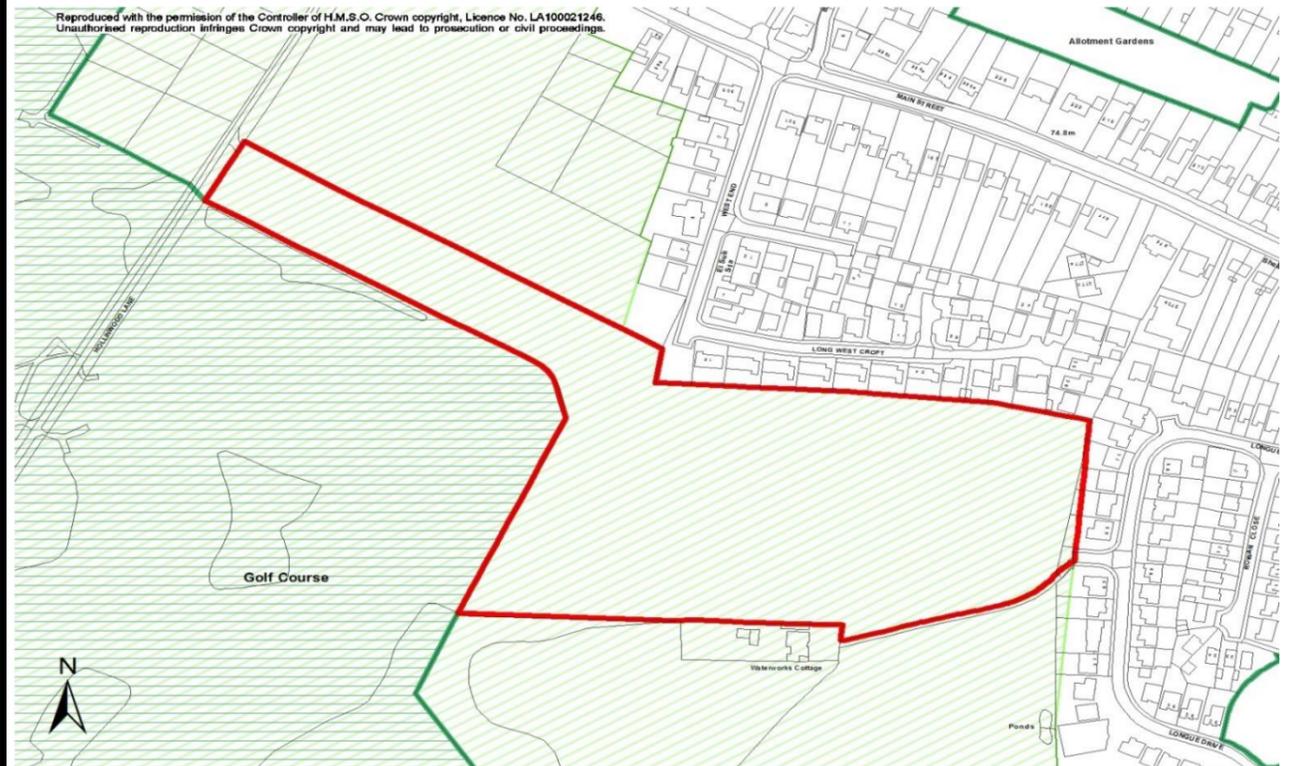
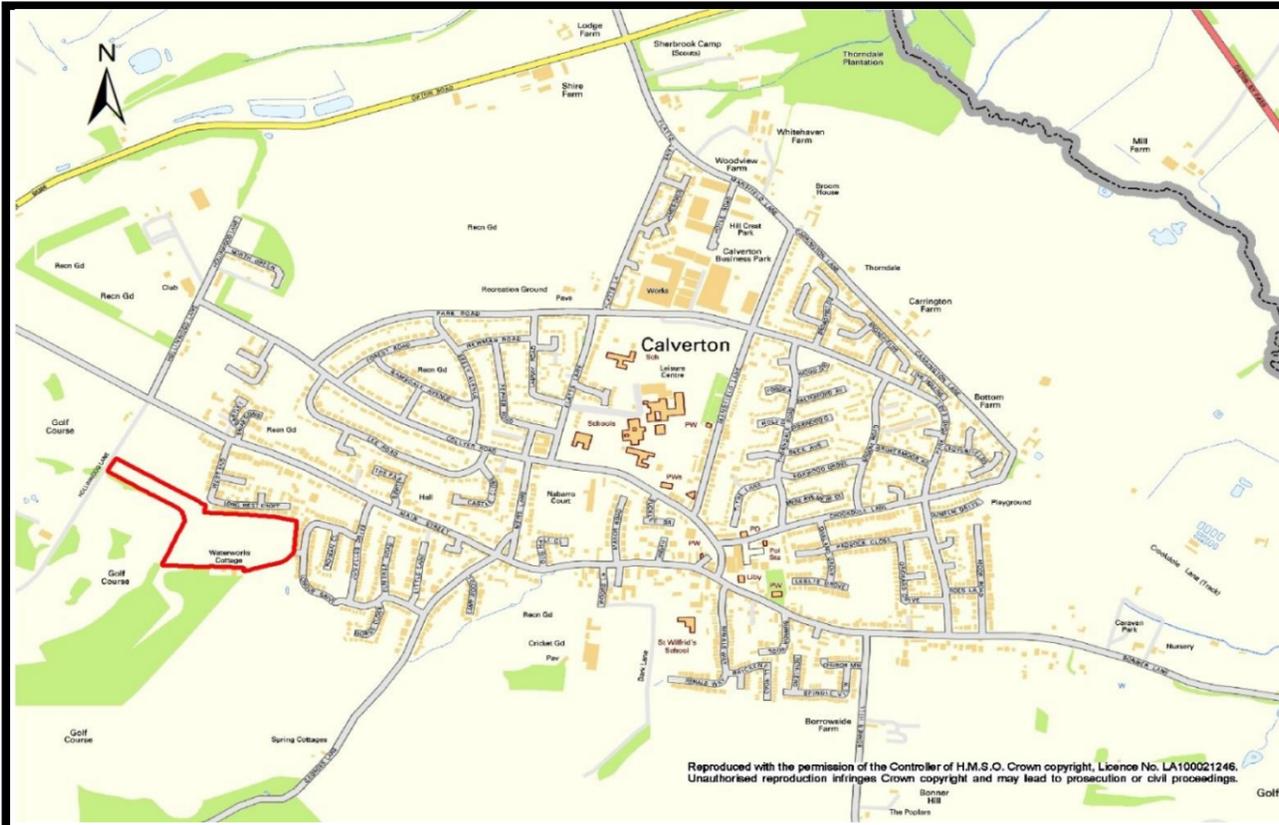
6/36	Lampwood Close			
Size	3.42ha	Number of Dwellings	103	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	May be suitable subject to policy change The site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. No significant constraints.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	22 primary and 16 secondary school places would be generated. Estimated total cost £528,200.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £56,800.		
	Green Infrastructure	Use open space standard of 10% of development site (0.34 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	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Site 11 <u>12/20</u>	The Site has no development and only one boundary with the settlement. Field boundaries to the South are reasonably strong and the site is reasonable visually connected to the settlement. There would be no reduction of the gap with Arnold but some minor impact on the setting of the Conservation Area.
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	The existing access can be improved to the level required. Improvements would be required to Georges Lane including reducing the speed limit and the provision of footway access along the length to the proposed access junction.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of this site would have a major impact directly on the Calverton Conservation Area because the character of the part of the Conservation Area adjacent to the site is open in aspect.	
Consultation Response	Development to the south west of Calverton was generally opposed through the Issues & Options Consultation. This was also reflected in the Masterplan Workshops where only 5.8% of the houses placed were located south west of Calverton. The Parish Council have indicated that they would be opposed to development here.	
Conclusion	Development of the site would not result in significant impact on the landscape and it is well connected to the settlement although it would result in the loss of agricultural land. The site has some value to the Green Belt as it is open land and development would lead to a major impact on the Conservation Area. The site can be considered for allocation.	



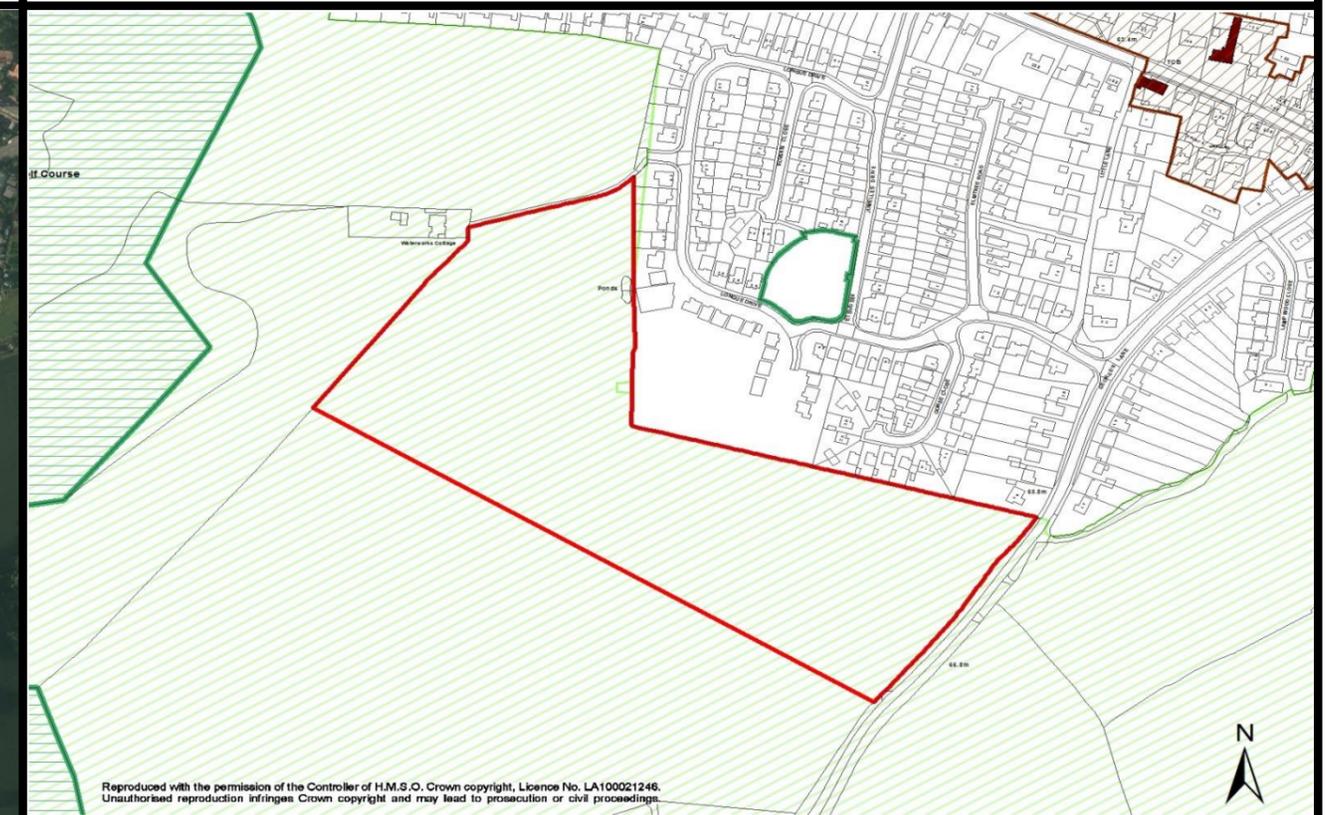
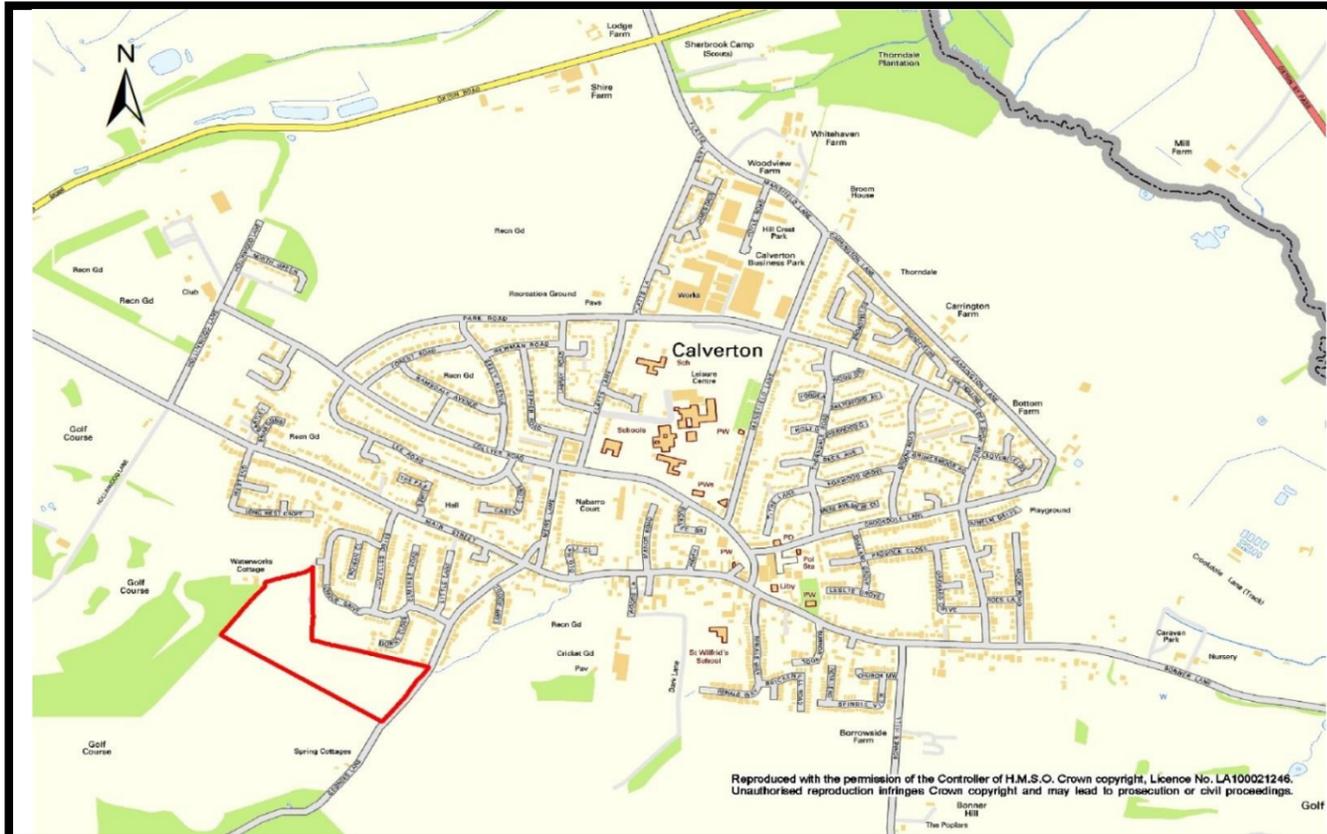
6/33	Hollinwood Lane/Long West Croft			
Size	4.45ha	Number of Dwellings	136	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	<p>May be suitable subject to policy change</p> <p>The site is adjacent to a settlement identified as a 'Key Settlement for Growth in the ACS. Within the Green Belt - a change to policy would be required.</p>			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	29 primary and 22 secondary school places would be generated. Estimated total financial contribution £711,900.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £74,900.		
	Green Infrastructure	Use open space standard of 10% of development site (0.44 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	0	Innovation	0
	Landscape	0	Economic Structure	0
	Natural Resources	-		

Green Belt	Part of Site 12 12/20	While the Site has two boundaries with the settlement it would form a long limb into the countryside where there is minimal encroachment. Defensible boundaries are strong the east and west but weak to the south. The Site is isolated from the Conservation Area and Listed Buildings.
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	Access from West End/Long West Croft is not possible without a second point of access due to the number of homes already served by the access onto Main Street; additional sites will be required. With improvements, access may be possible in connection with either 6/544 or 6/45. At Main Road a change in the speed limit and the provision of a footway on the northern side may be required. At Georges Lane a change in speed limit and a significant widening of the road will be required. At both locations, consideration should be given to the need for a signalised junction given the scale of development.	
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	Development to the south west of Calverton was generally opposed through the Issues & Options Consultation. This was also reflected in the Masterplan Workshops where only 5.8% of the houses placed were located south west of Calverton. The Parish Council have indicated that they would be opposed to development here.	
Conclusion	<p>The site nestles close to the settlement but forms part of larger area which is open and has Green Belt value. Development of the site would result in the loss of agricultural land but would have a low impact on the landscape. Access to the site would need to come through an adjacent sites (6/544 or 6/45) and will need to be considered in combination with at least one of those sites.</p> <p>The site can be considered for allocation together with site 6/544 and/or 6/45.</p>	



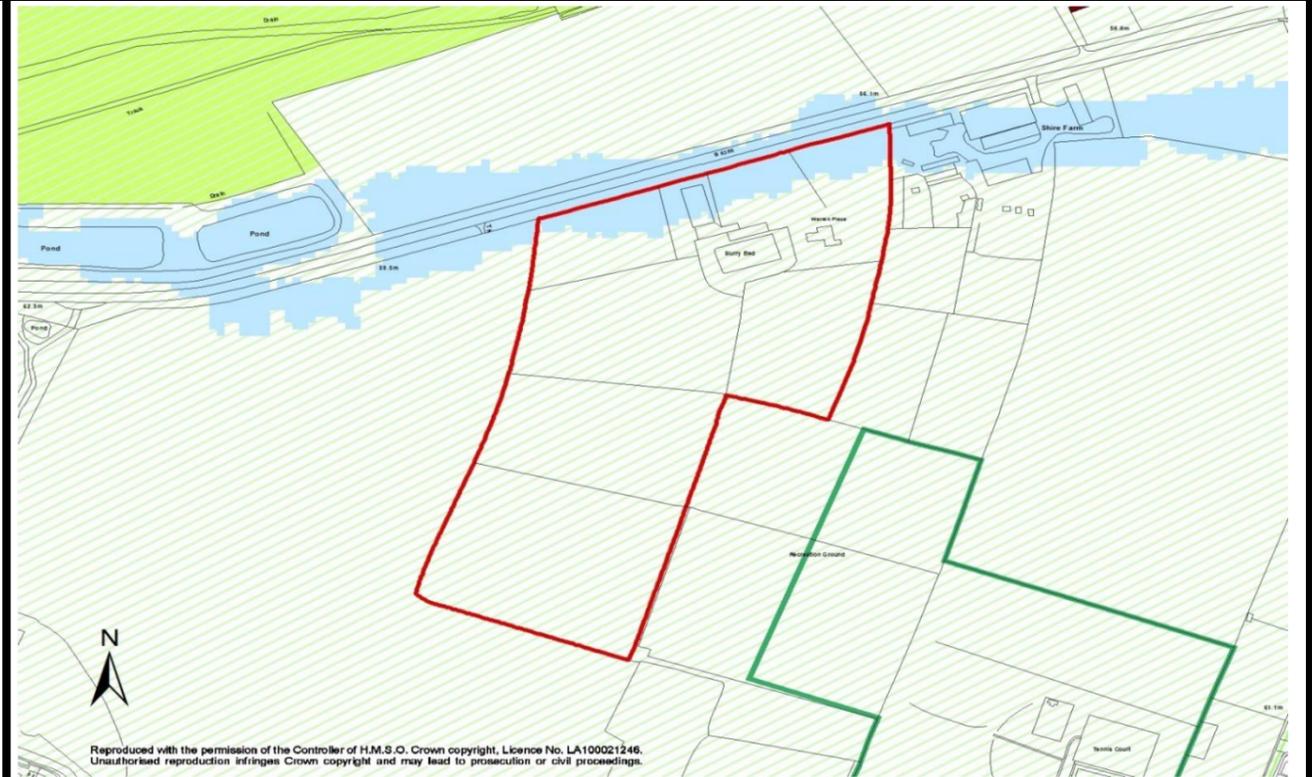
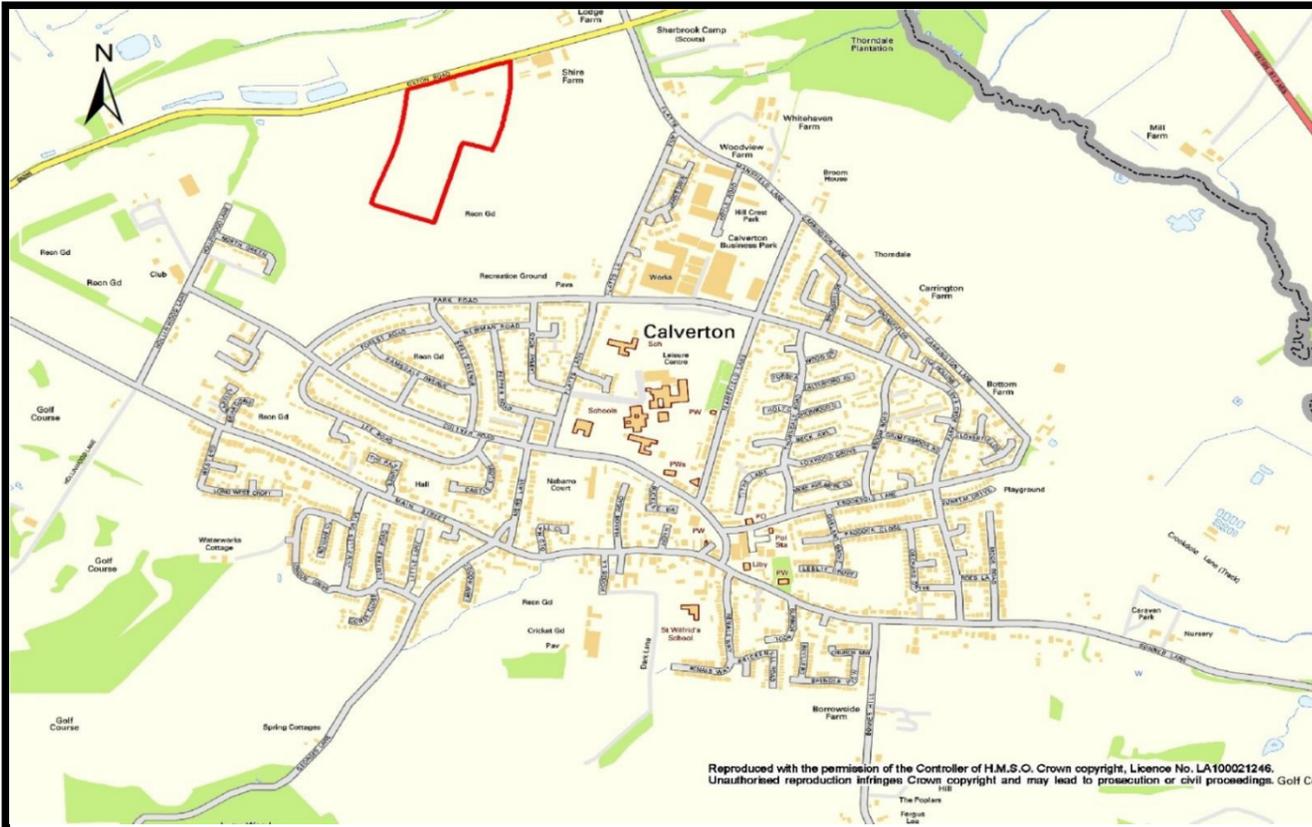
6/45	Georges Lane/Gorse Close			
Size	6.00ha	Number of Dwellings	180	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	May be suitable subject to policy change The site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. No significant constraints subject to required Highway improvements.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	38 primary and 29 secondary school places would be generated. Estimated total cost £935,800.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £99,200.		
	Green Infrastructure	Use open space standard of 10% of development site (0.6 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	Part of Site 12 12/20	While the Site has two boundaries with the settlement it would form a long limb into the countryside where there is minimal encroachment. Defensible boundaries are strong the east and west but weak to the south. The Site is isolated from the Conservation Area and Listed Buildings.
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	The site is suitable subject to a second point of access along the same road being acceptable, the reduction of the speed limit to account for visibility and the provision of a footway along Georges Lane. If access is serving adjacent sites (6/33 a total of 316 homes) a signalised junction may be appropriate.	
Historic Environment	<u>Impact on Historic Asset</u> - The development of the site would have a direct impact on the heritage asset as it would erode views from the Conservation Area of farmland. There would also be an indirect effect on the setting of the Conservation Area. A reduction in the size of the site, concentrated in the north, would be much less imposing on the Conservation Area, in particular if appropriate consideration is given to the correct scale, form, mass, appearance, density and edging.	
Consultation Response	Development to the south west of Calverton was generally opposed through the Issues & Options Consultation. This was also reflected in the Masterplan Workshops where only 5.8% of the houses placed were located south west of Calverton. The Parish Council have indicated that they would be opposed to development here.	
Conclusion	The site is well connected to the built up area although it has some value as part of the Green Belt. There are no defensible features along the southern boundary of the site and these would need to be set some distance further south. There are TPOs on site, although these can be retained, and development would result in the loss of agricultural land and also in some landscape and visual impact. Development in this area was generally opposed by local residents. Overall it is considered that the lack of existing defensible Green Belt boundaries to the southern boundary mean that the site cannot be considered for allocation.	



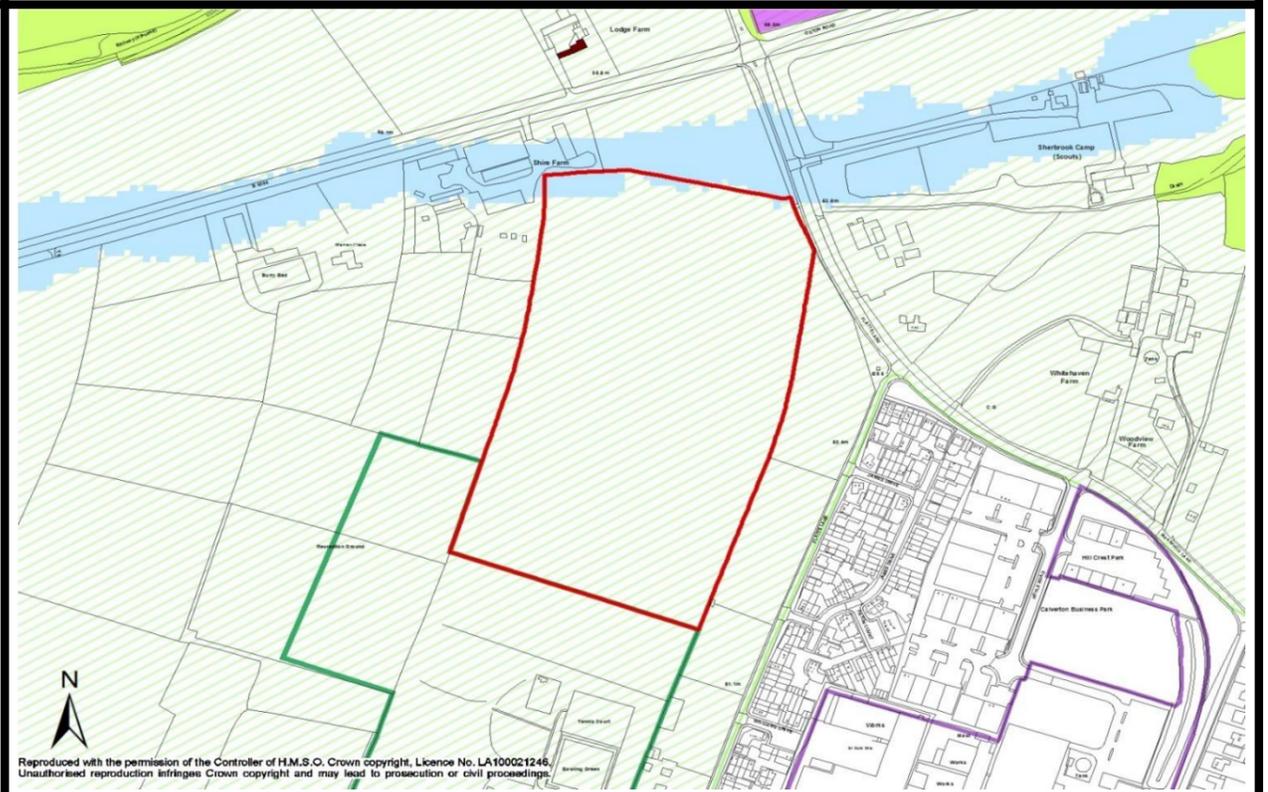
6/665	Warren Place			
Size	6.76	Number of Dwellings	200	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	May be suitable subject to policy change Adjacent to a settlement identified as a 'Key Settlement for Growth in the ACS'. Site is constrained by Green Belt policy - a decision to amend boundaries will be needed. Impact of prospective SPA to be considered. Site is likely to be developed in connection with adjacent SHLAA sites.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	42 primary and 32 secondary school places would be generated. Estimated total cost £1,033,400.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £110,200.		
	Green Infrastructure	Use open space standard of 10% of development site (0.67 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	+	Waste	-
	Heritage and Design	0	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	Part of Site 2 <u>8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would, therefore, be consistent with Policy 2.3c(vi) of the ACS provided site 6/47 (Park Road Hollinwood Lane) is allocated as well . 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	The existing access point can be improved to achieve the necessary width and Oxtun Road has sufficient visibility to enable access. However, the site is isolated without clear pedestrian routes to existing services and facilities; the site is most likely to be developed in connection with adjacent sites but is not considered sustainably located in a highway context by itself.	
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	Development to the north west of Calverton was the preference of respondents to the Issues & Options consultation, even those who opposed development. The area North of Park Road was the clear favourite in the Masterplan Workshop with 61% of the houses placed in this area. The Parish Council have indicated they too would prefer development here compared to other options.	
Conclusion	Although the site in isolation does not connect to the existing built up area in combination with the adjoining site (6/47) it would and will need to be considered in combination with that site. Although open, the site does not make a significant contribution to the purposes of the Green Belt. Development would cause some landscape and visual impact but retaining the northern portion of the site as a landscape buffer would help mitigate this. The site can be considered for allocation in combination with the adjacent site (6/47).	



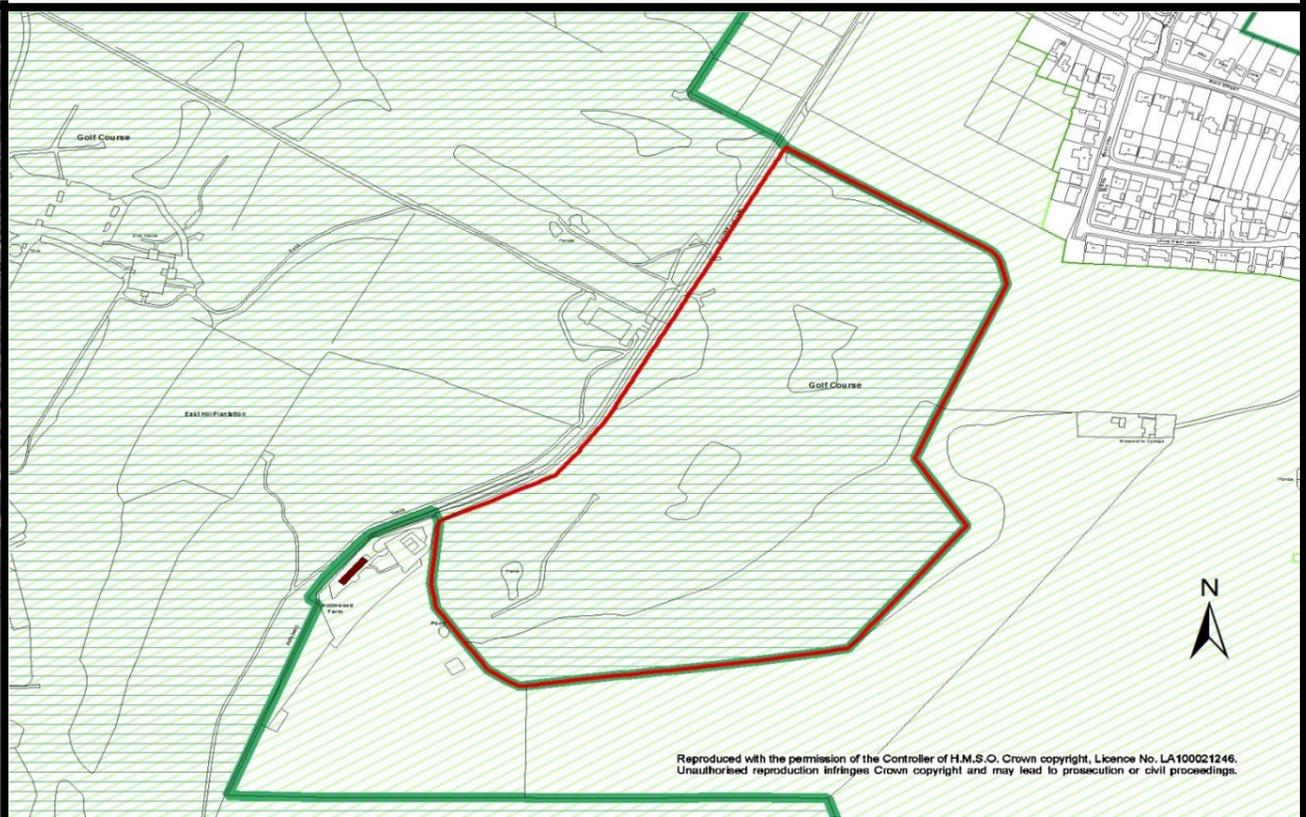
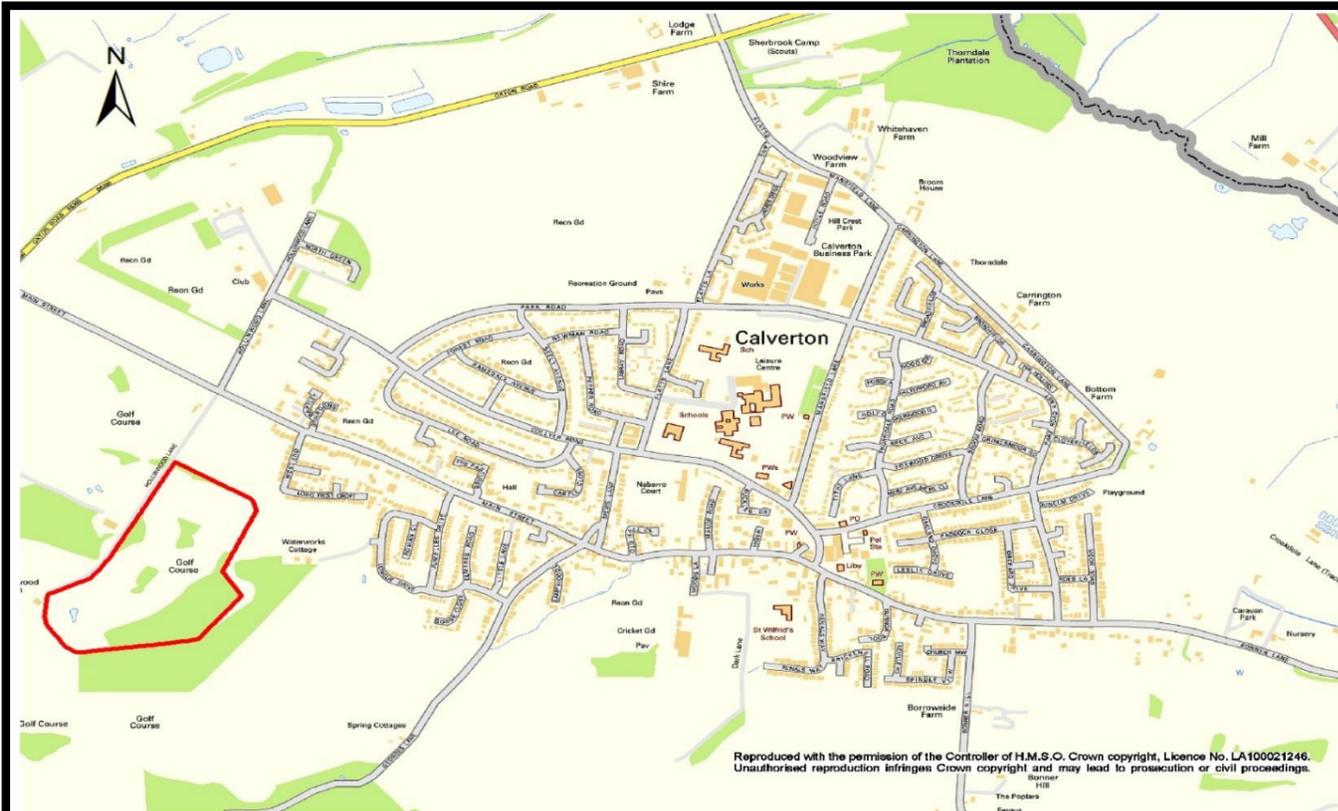
6/35	Mansfield Lane (Flatts Hill)			
Size	7.45	Number of Dwellings	223	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	May be suitable subject to policy change The site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. Potential links to adjacent sites.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	47 primary and 36 secondary school places would be generated. Estimated total cost £1,159,700.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £122,900.		
	Green Infrastructure	Use open space standard of 10% of development site (0.75 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	-
	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	Part of Site 2 <u>8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would therefore be consistent with Policy 2.3c(vi) of the ACS provided site 6/37 (Long Acre Lodge) is allocated as well . 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. The principle of development of this site does not conflict with other policies in the ACS.	
Highways	Due to the need for two points of access this site is unlikely to be suitable unless developed in connection with the adjacent site (6/37). If developed with site 6/37 the combined site is suitable subject to improvements to Flatts Lane (to the east) in terms of width and footways and Flatts Lane (to the north) in terms of visibility with a reduction in speed limits.	
Historic Environment	<u>Minor impact on Historic Asset</u> - The development of this site would result in a small impact on the wider setting of the Listed Building (Grade II). The wider setting has already been partly eroded by new development on the edge of Calverton. Reduce or green the edge of site nearest the farmstead.	
Consultation Response	Development to the north of Calverton was the second preference of respondents to the Issues & Options consultation, even those who opposed development. This area was also the second favourite area in the Masterplan Workshop with 15% of the houses placed in this area.	
Conclusion	Although the site in isolation does not connect to the existing built up area it would in combination with the adjoining site (6/37) and will need to be considered in combination with that site. Ensuring that development would not extend too far north would mitigate the negative impacts related to landscape, flooding and heritage. The site does not make a valuable contribution to the openness of the Green Belt. The site can be considered for allocation in connection with 6/37.	



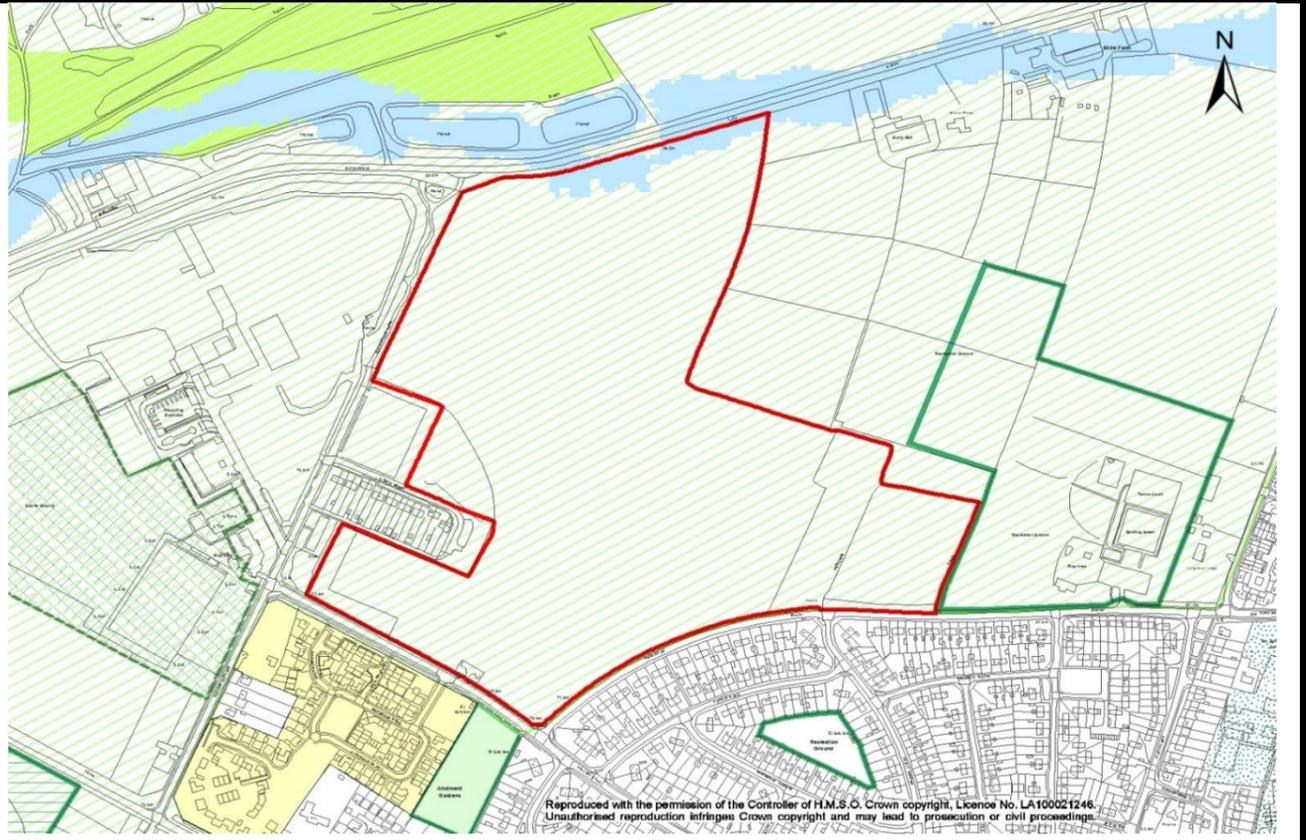
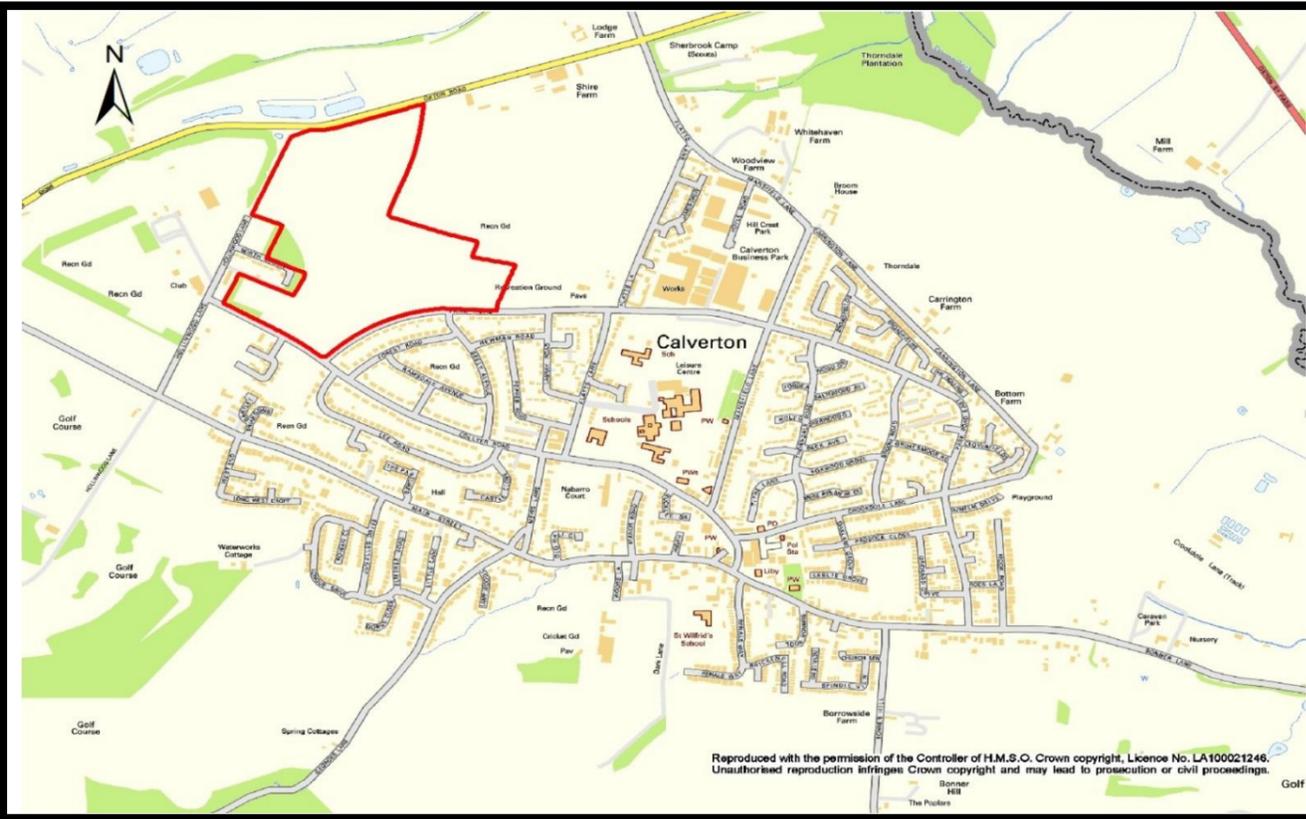
6/780	Ramsdale Park Golf Course			
Size	12.90	Number of Dwellings	387	
Brownfield or Greenfield	100% Greenfield – currently a Golf Course.			
SHLAA Conclusion	May be suitable subject to policy change In association with adjacent SHLAA sites adjacent to a 'Key Settlement for Growth in the ACS. No significant constraints identified subject to the remodelling of the Golf Course. The Green Belt would need to be amended to allow development of the site.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No requirements identified		
	Education	81 primary and 62 secondary school places would be generated. Estimated total cost £1,998,000.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £213,200.		
	Green Infrastructure	Use open space standard of 10% of development site (1.2 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	-
	Environment, Biodiversity and GI	--	Innovation	0
	Landscape	-	Economic Structure	-
	Natural Resources	-		

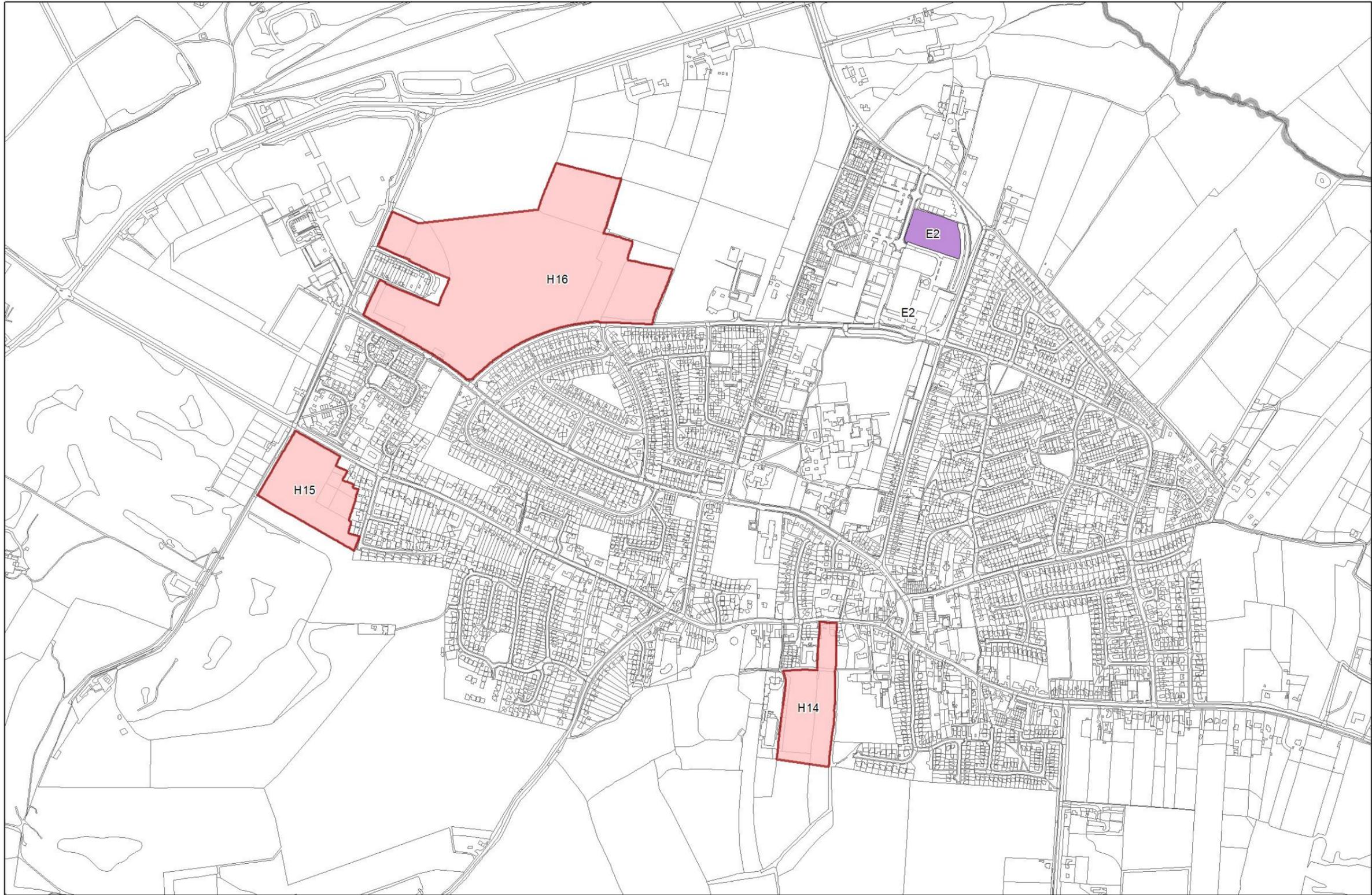
Green Belt	Part of Site 12 10/20	While the Site has two boundaries with the settlement it would form a long limb into the countryside where there is minimal encroachment. Defensible boundaries are strong the east and west but weak to the south. The Site is isolated from the Conservation Area and Listed Buildings.
Compliance with the ACS	The site is located close to but not immediately adjacent to a Key Settlement for Growth and would , therefore, be consistent with Policy 2.3c(vi) of the ACS if site 6/33 (Hollinwood Lane/Long West Croft) is allocated as well . 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	Access from Main Street is likely to be suitable subject to a change in the speed of the road (due to visibility issues). A footway along the north side of Main Road may also be required. Access from West End/Long West Croft is also likely to be suitable as a secondary access.	
Historic Environment	<u>Major impact on Historic Asset</u> - The development of the site would result in a major impact on the Listed Building (Grade II). Reduce site area or leave area of open space on south western edge of site.	
Consultation Response	Development to the south west of Calverton was generally opposed through the Issues & Options Consultation. This was also reflected in the Masterplan Workshops where only 5.8% of the houses placed were located south west of Calverton. The Parish Council have indicated that they would be opposed to development here.	
Conclusion	The site does not connect to the settlement except through adjacent sites (6/544 and 6/33) and would need to be considered in combination with those. The site forms a long limb into the countryside although there is a strong defensible boundary to the west; other boundaries are weaker. Development would have a significant impact on a listed building and a visual and landscape impact. Development of this area was opposed by local residents and the Parish Council. The Golf Course would not be lost (the remainder of the Course would be remodelled to accommodate the area identified) which would mitigate environmental and social impacts. The site is not being considered for allocation.	



6/47	Park Road/Hollinwood Lane			
Size	31.64ha	Number of Dwellings	649	
Brownfield or Greenfield	100% Greenfield – currently agricultural land			
SHLAA Conclusion	May be suitable subject to policy change Site is adjacent to a settlement identified as a 'Key Settlement for Growth' in the ACS. No significant constraints.			
Infrastructure	Utilities	No requirements identified		
	Emergency Services	No abnormal requirements		
	Education	136 primary and 104 secondary school places would be generated. Estimated total cost £3,352,900.		
	Health	Existing GP surgery may require expansion and contributions based on standard multiplier sought estimate £357,600.		
	Green Infrastructure	Use open space standard of minimum 10% of development site (3.2 ha).		
	Community Facilities	No requirements identified		
	Other	No requirements identified		
Sustainability Appraisal	Housing	++	Flooding	--
	Health	+	Waste	-
	Heritage and Design	0	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	Part of Site 2 <u>8/20</u>	The Site is open with little built development but does have strong defensible boundaries and good connections with the existing settlement. There is no reduction in a gap to another settlement and heritage assets are some distance away.
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	Access from Oxton Road is likely to be suitable. While narrower than required there is not considered to be a need for footways in this location and the width of access can be achieved. A signalised junction may be appropriate. Access can also be achieved from points along Park Road with improvements such as a footway along the northern side and the use of mini-roundabouts for access. Access from Hollinwood Lane/North Green may be appropriate for a small number of homes; while reasonably wide the sharp turns and existing traffic (associated with the recycling centre and lorry park) need to be considered.	
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	Development to the north west of Calverton was the preference of respondents to the Issues & Options consultation, even those who opposed development. The area North of Park Road was the clear favourite in the Masterplan Workshop with 61% of the houses placed in this area. The Parish Council have indicated they too would prefer development here compared to other options.	
Conclusion	Although the site is well connected to the built up area, the northern part of the site is some distance from the settlement. As reflected in the landscape and Green Belt assessments, the site is open with the land form sloping away from the village. The site has a high landscape sensitivity and medium visual sensitivity. It would also result in a significant (more than 20ha) loss of agricultural land of which some may be Grade 3a. Restricting development to the southern portion of the site would help mitigate a number of these issues. Development in this area was also supported by residents of Calverton. The site can be considered for allocation.	





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Civic Centre, Amot Hill Park, Arnold,
 Nottinghamshire, NG5 6LU

Policy LPD 66
 Calverton

- Housing Sites
- Employment Sites
- Borough Boundary

