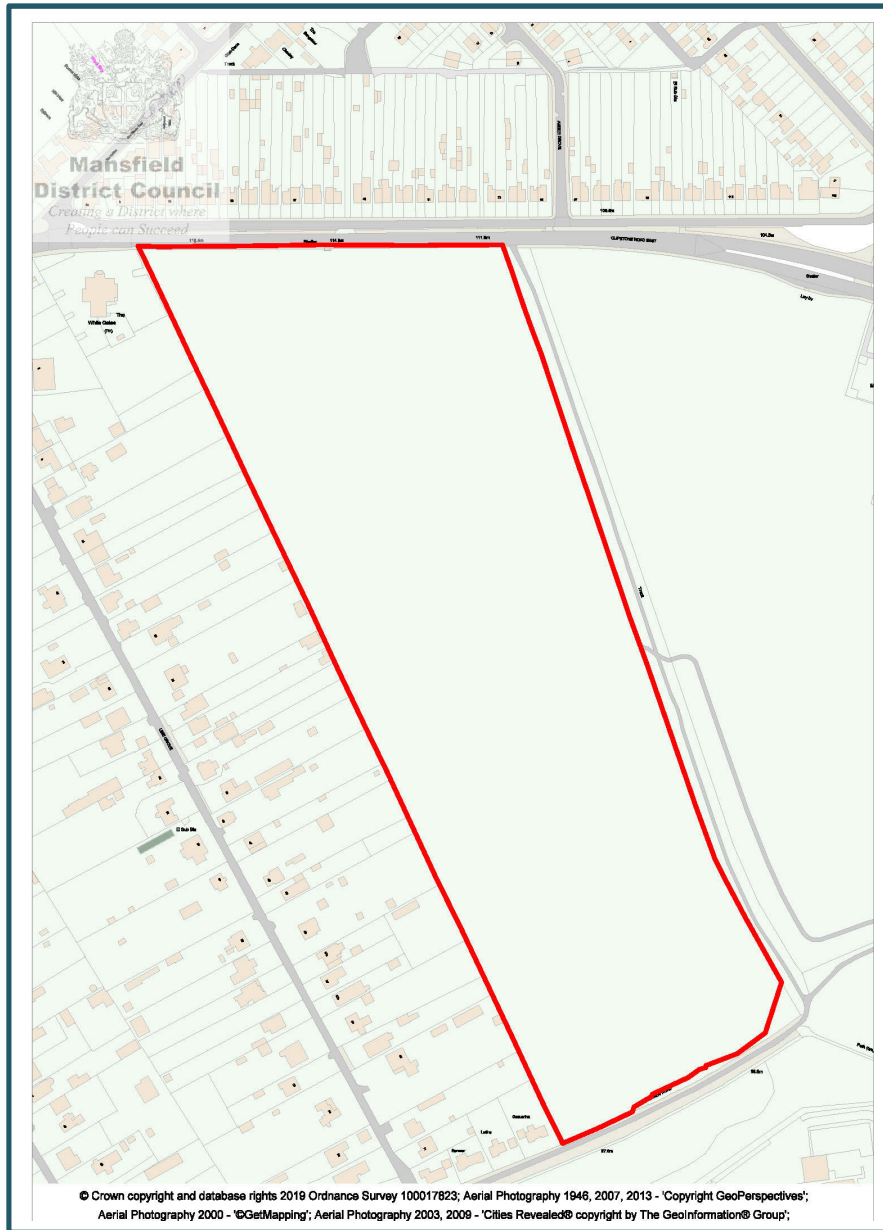


Statement of Common Ground: Clipstone Road East



Site Information

Location:	Land to south of Clipstone Road East, Forest Town.	Settlement:	Forest Town
Ward:	Newlands	Land Type:	Greenfield
Local Plan Ref:	H1a	HELAA Ref:	101 (west)
Within Urban Boundary:	Yes	Approximate Capacity:	313 dwellings
Site Area (ha):	10.56	Developable Area (ha):	10.56

AVAILABILITY

West:

The land owner is Sherwood Developments Limited.

STAGE

An outline application (2014/0248/NT) was granted for up to 313 dwellings and associated works on 20/09/2018. The developer who signed the s106 agreement for this scheme is Newlands Development limited. A Reserved Matters application has now been submitted for 30 dwellings. The following reserved matters for subsequent phases will follow.

PROJECTED DELIVERY

West:

It is expected that development of the site will commence during the 2022/23 financial year. 3 years for reserved matters and lead in time prior to completions is assumed. It is projected that 263 homes will be delivered within the plan period and 50 post plan period.

YEAR	Pre-18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	Post Plan Period
Annual Delivery	-	-	-	-	-	13	25	25	25	25	25	25	25	25	25	25	50
Cumulative Delivery	-	-	-	-	-	25	38	63	88	113	138	163	188	213	238	263	313

KNOWN INFRASTRUCTURE REQUIREMENTS

The following infrastructure requirements are specified in the s106 agreement signed on 18/09/2018:

- Residential public open space contribution of £1,100 per residential unit.
- Education contribution of £756,030 to be used towards the expansion of educational facilities to provide 66 new primary school places at John T. Rice Infant School and/or Newlands Junior School.
- Highway contribution of £60,000 to be used towards the provision of two pedestrian refuges on Clipstone Road East (£10,000) and towards the relocation of the west bound bus stop along Clipstone Road East to the extent of the frontage of the site (£50,000).
- Local Rights of Way contribution not exceeding £70,000 towards improvements to the Local Rights of Way to encourage walking and cycling.

- Affordable housing contribution of:
 - 20% of the total number of residential units delivered on the site;
 - £25,000 index linked in respect of each affordable housing unit not provided on the site;
 - Commuted sum of £1,575,000 index linked to be paid to the council in the event that the owner elects not to construct the affordable housing units. This will be used towards: apartment blocks for general needs (Rock Court), apartment complex for older people (Sandy Lane), provision of new housing through the regeneration of Bellamy Road estate, conversion of disused Tenant Meeting Rooms or such other projects that will deliver the provision of affordable housing within the council's area.

The requirements set out in this statement do not override the terms set out in the s106 agreement. The applicant should refer to the signed 106 for the exact terms of agreement.

SIGNATURES



Director, PB Planning Ltd, On behalf of Sherwood Developments Limited



Planning Policy Team Leader, Mansfield District Council
