

# **Strategic Housing Land Availability Assessment (SHLAA)**

**2017 update**

**Bestwood Village**

September 2017

## **Introduction**

The Local Plan sets a housing requirement of 7,250 homes for the plan period 1 April 2011 to 31 March 2028. This report contains a list of current and possible future development sites for housing identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The sites in this report are based on the information as at 31 March 2017. Any new sites promoted or gaining planning permission since 1 April 2017 will be included in next year's report.

Sites that have planning permission or have been allocated in the Aligned Core Strategy are assumed to be suitable and available as they have been through the planning application or development plan process.

The submitted and Council identified sites have been fully assessed but they have not been through the planning application or development plan process. Some of those sites are considered to be suitable subject to policy changes which will occur through the Local Planning Document.

For sites that do not have planning permission, if no information has been provided by developers to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable.

Sites that are unlikely to be developed based on up-to-date information provided by developers or replaced by new planning permission for non-residential development are assessed as not deliverable.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the Council's assumptions are applied.

## **Completed sites**

Sites that have been built between 1 April 2011 and 31 March 2017 are as follows:-

- 6/211: Mushroom Farm
- 6/255: Park Road (Land Fronting)
- 6/287: Buckleap House
- 6/350: Bestwood Colliery
- 6/414: The Sycamores & The Oaks

## **Assessment of SHLAA sites**

The following sites in the SHLAA database have been assessed:-

6/20: Bestwood Business Park.....	4
6/26: Moor Road/The Spinney .....	6
6/27: Westhouse Farm .....	8
6/28: Broad Valley Farm.....	10

6/73: Bestwood Hotel .....	12
6/81: British Coal Offices .....	14
6/99: The Old Rectory .....	16
6/125: Land at Park Road/Broad Valley Drive (2) .....	18
6/269: Hill Road (42, Land Adj To) .....	20
6/484: The Sycamores .....	22
6/683: Bottom House Farm (Barn) .....	24
6/814: The Sycamores .....	26
6/829: Land Off Beeston Close .....	28
6/877: Land at Park Road/Broad Valley Drive (1) .....	30
6/1036: Land on South Side of Goosedale Lane.....	32

## 6/20: Bestwood Business Park

### Site Information / Planning Status

<b>Street Name</b>	Park Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	6.01 ha		
<b>Easting</b>	455037	<b>Northing</b>	347332		
<b>Capacity (net)<sup>#</sup></b>	220 homes (Loss = 0, Gross = 220)		<b>Large or Small</b>	Large	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(I) Industry				
<b>Existing Use Comments</b>	Business Park.				
<b>Brownfield or Greenfield</b>	Brownfield land				
<b>No of dwellings on Brownfield</b>	220	<b>No of dwellings on Greenfield</b>	0		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	Yes				
<b>Planning Ref</b>	2014/0214	<b>Application Type</b>	Outline		
<b>Decision Date</b>	26 March 2015	<b>Expires Date</b>	26 March 2018		
<b>No of dwellings granted</b>	220				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	220

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Email from developer/landowner (March 2017)										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	35	37	37	37	37	37	0
<b>Conclusion</b>											
<p>The site was protected for employment in the Replacement Local Plan. The Nottingham City Region Employment Land Study (January 2007) recommends retain site until 2016. Evidence has been submitted and accepted that the site is not needed for employment purposes. The site is proposed for allocation in the Local Planning Document (site H13). Site has planning permission for residential development (2014/0214). Information received in March 2017 indicates that for the foreseeable future the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five years period but would be completed by 2028.</p>											

## 6/26: Moor Road/The Spinney

### Site Information / Planning Status

<b>Street Name</b>	Moor Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	3.29 ha		
<b>Easting</b>	455297	<b>Northing</b>	348242		
<b>Capacity (net)<sup>#</sup></b>	101 homes (Loss = 0, Gross = 101)		<b>Large or Small</b>	Large	
<b>Location</b>	Adjacent village				
<b>Existing Use Type</b>	(A) Agricultural land				
<b>Existing Use Comments</b>					
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	101		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	Yes				
<b>Planning Ref</b>	2014/0238	<b>Application Type</b>	Outline		
<b>Decision Date</b>	Approved subject to signing of s106	<b>Expires Date</b>			
<b>No of dwellings granted</b>	101				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	101

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

## Constraints

<b>Green Belt</b>	Site is not in the Green Belt. Site is currently allocated as safeguarded land in the Replacement Local Plan.
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	No historic environment constraints
<b>Natural Environment</b>	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
<b>Agricultural Land</b>	Agricultural land grade 3
<b>Highway comments</b>	A footway would be required extending across the site frontage and connecting with the existing facility to the south that may require improvement. This would require the loss of much of the hedgerow across the site frontage and similarly when creating visibility splays to any proposed junction onto the B683.

## SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	SHLAA consultation response 2017										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	25	25	26	25	25	25	25	34	0	0	0
<b>Conclusion</b>											
The site is proposed for allocation (210 dwellings) in the Local Planning Document (site H12) together with part of SHLAA site 6/27. Site is part of a larger SHLAA site 6/27. Planning application (2014/0238) for 101 homes on part of the site allocation (which covers SHLAA site 6/26) was granted in February 2015 subject to the signing of the s106. Information from the SHLAA 2017 consultation provides the projected completions for the site allocation based on the updated market information given at July 2017.											

## 6/27: Westhouse Farm

### Site Information / Planning Status

<b>Street Name</b>	Moor Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	25.67 ha		
<b>Easting</b>	455482	<b>Northing</b>	348277		
<b>Capacity (net)<sup>#</sup></b>	500 homes (Loss = 0, Gross = 500)		<b>Large or Small</b>	Large	
<b>Location</b>	Adjacent village				
<b>Existing Use Type</b>	(A) Agricultural land				
<b>Existing Use Comments</b>	Agricultural land				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	500		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	Yes				
<b>Planning Ref</b>		<b>Application Type</b>			
<b>Decision Date</b>		<b>Expires Date</b>			
<b>No of dwellings granted</b>					
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	500

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy



## Constraints

<b>Green Belt</b>	Majority of the site is in the Green Belt. Remainder of the site is currently safeguarded land.
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	No historic environment constraints
<b>Natural Environment</b>	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
<b>Agricultural Land</b>	Agricultural land grade 3
<b>Highway comments</b>	A footway would be required extending across the site B683 frontage and connecting with the existing facility to the south that may require improvement. This would require the loss of much of the hedgerow across the site frontage and similarly when creating visibility splays to any proposed junction onto the B683. A number of points of access will be required to serve this number of dwellings. Possibly two on the B683 with connections also to Keepers Close and Lean Close.

## SHLAA 2017 Assessment

<b>Assessment</b>	May be suitable subject to policy change										
<b>Delivery Source</b>	SHLAA consultation response 2017 - see SHLAA site 6/26 for the delivery rates										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Part of the site is proposed for allocation (210 dwellings) in the Local Planning Document (site H12) together with SHLAA site 6/26. Site capacity is around 600 dwellings. The site includes SHLAA site 6/26. To avoid double-counting, the number of houses on site has been reduced to reflect SHLAA site 6/26. Part of the site is also proposed for safeguarded land (protected from development for the plan period in order to meet longer term development needs) in the Local Planning Document. The site is within the Green Belt and adjacent to Bestwood Village. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/26 for the delivery rates for the allocation site.											

## 6/28: Broad Valley Farm

### Site Information / Planning Status

<b>Street Name</b>	Park Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	10.9 ha		
<b>Easting</b>	455833	<b>Northing</b>	347852		
<b>Capacity (net)<sup>#</sup></b>	327 homes (Loss = 0, Gross = 327)		<b>Large or Small</b>	Large	
<b>Location</b>	Adjacent village				
<b>Existing Use Type</b>	(A) Agricultural land				
<b>Existing Use Comments</b>	Stables, riding school and a dwelling				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	327		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>		<b>Application Type</b>			
<b>Decision Date</b>		<b>Expires Date</b>			
<b>No of dwellings granted</b>					
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	327

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

## Constraints

<b>Green Belt</b>	Site is in the Green Belt
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	Site is close to a Conservation Area and within the setting of a Scheduled Monument (Bestwood Colliery engine house)
<b>Natural Environment</b>	Site is adjacent to a Local Wildlife Site and a protected open space
<b>Agricultural Land</b>	Agricultural land grade 3
<b>Highway comments</b>	As well as the works described as part of site 6/27 a further access is likely to be required through to Park Lane which would require improvement from Broad Valley Drive. This should be design to accommodate an extension to the bus route.

## SHLAA 2017 Assessment

<b>Assessment</b>	May be suitable subject to policy change										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
The site is within the Green Belt and adjacent to the village. The site will be classed as "suitable subject to policy change" as it would require a decision to amend Green Belt boundaries. The site has not been proposed for allocation in the Local Planning Document.											

## 6/73: Bestwood Hotel

### Site Information / Planning Status

<b>Street Name</b>	Park Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.15 ha		
<b>Easting</b>	455371	<b>Northing</b>	347531		
<b>Capacity (net)<sup>#</sup></b>	12 homes (Loss = 0, Gross = 12)		<b>Large or Small</b>	Large	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(K) Retailing				
<b>Existing Use Comments</b>	Public House				
<b>Brownfield or Greenfield</b>	Brownfield land				
<b>No of dwellings on Brownfield</b>	12	<b>No of dwellings on Greenfield</b>	0		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2015/0803	<b>Application Type</b>	Full		
<b>Decision Date</b>	24 September 2015	<b>Expires Date</b>	24 September 2018		
<b>No of dwellings granted</b>	6				
<b>Construction Status</b>	Construction underway				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	6	<b>Homes remaining as at 31 March 2017</b>	6

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
6	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
The conversion of the hotel into 6 flats has been completed in June 2016 (2012/1275). The remainder of the site has planning permission for a new block of 6 flats which is currently under construction (2015/0803).											

## 6/81: British Coal Offices

### Site Information / Planning Status

<b>Street Name</b>	Park Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.15 ha		
<b>Easting</b>	455168	<b>Northing</b>	347603		
<b>Capacity (net)<sup>#</sup></b>	6 homes (Loss = 0, Gross = 6)		<b>Large or Small</b>	Small	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(J) Offices				
<b>Existing Use Comments</b>					
<b>Brownfield or Greenfield</b>	Brownfield land				
<b>No of dwellings on Brownfield</b>	6	<b>No of dwellings on Greenfield</b>	0		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2002/0043	<b>Application Type</b>	Full		
<b>Decision Date</b>	03 June 2002	<b>Expires Date</b>	03 June 2007		
<b>No of dwellings granted</b>	6				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	6

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

## Constraints

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	Site is within a Conservation Area
<b>Natural Environment</b>	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
<b>Agricultural Land</b>	Site is currently office use within the village so no loss of agricultural land
<b>Highway comments</b>	Current Information suggests sufficient capacity, no detailed assessment made. Assume overcome in original planning permission. Requires direct assessment of timescale for development based upon known infrastructure constraints. Assume addressed in previous planning permission

## SHLAA 2017 Assessment

<b>Assessment</b>	Not deliverable or developable										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Planning permission (2002/0043) lapsed in March 2007. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

## 6/99: The Old Rectory

### Site Information / Planning Status

<b>Street Name</b>	Park Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.04 ha		
<b>Easting</b>	456232	<b>Northing</b>	347783		
<b>Capacity (net)<sup>#</sup></b>	6 homes (Loss = 1, Gross = 7)		<b>Large or Small</b>	Small	
<b>Location</b>	Separated from urban/village boundary				
<b>Existing Use Type</b>	(R) Residential				
<b>Existing Use Comments</b>					
<b>Brownfield or Greenfield</b>	Predominantly greenfield land (>50%)				
<b>No of dwellings on Brownfield</b>	1	<b>No of dwellings on Greenfield</b>	6		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	95/1531	<b>Application Type</b>	Full		
<b>Decision Date</b>	02 January 1996	<b>Expires Date</b>	02 January 2001		
<b>No of dwellings granted</b>	7				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	6

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy



## Constraints

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	No historic environment constraints
<b>Natural Environment</b>	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
<b>Agricultural Land</b>	Site is currently residential use so no loss of agricultural land
<b>Highway comments</b>	Current Information suggests sufficient capacity, no detailed assessment made. Assume overcome in original planning permission. Requires direct assessment of timescale for development based upon known infrastructure constraints. Assume overcome in original planning permission

## SHLAA 2017 Assessment

<b>Assessment</b>	Not deliverable or developable										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Planning permission (95/1531) lapsed in February 2001. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

## 6/125: Land at Park Road/Broad Valley Drive (2)

### Site Information / Planning Status

<b>Street Name</b>	Broad Valley Drive				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.16 ha		
<b>Easting</b>	455593	<b>Northing</b>	347649		
<b>Capacity (net)<sup>#</sup></b>	2 homes (Loss = 0, Gross = 2)		<b>Large or Small</b>	Small	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(N) Natural and semi-natural land				
<b>Existing Use Comments</b>	Amenity space				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	2		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	SHLAA survey				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2016/0253	<b>Application Type</b>	Full		
<b>Decision Date</b>	27 April 2016	<b>Expires Date</b>	27 April 2019		
<b>No of dwellings granted</b>	2				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	2

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	2	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Planning permission for residential development (2016/0253) granted in April 2016.											

## 6/269: Hill Road (42, Land Adj To)

### Site Information / Planning Status

<b>Street Name</b>	Hill Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.04 ha		
<b>Easting</b>	455327	<b>Northing</b>	347916		
<b>Capacity (net)<sup>#</sup></b>	1 home (Loss = 0, Gross = 1)		<b>Large or Small</b>	Small	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(R) Residential				
<b>Existing Use Comments</b>	Garden land				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	1		
<b>Year added to SHLAA</b>	2008				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2007/0487	<b>Application Type</b>	Outline		
<b>Decision Date</b>	08 July 2007	<b>Expires Date</b>	08 July 2010		
<b>No of dwellings granted</b>	1				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	1

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

**Constraints**

This site is excluded from the assessment so no constraints information is provided.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

**SHLAA 2017 Assessment**

<b>Assessment</b>	Excluded from assessment										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
The landowner is no longer looking to develop the site for residential development.											

## 6/484: The Sycamores

### Site Information / Planning Status

<b>Street Name</b>	Moor Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.62 ha		
<b>Easting</b>	454927	<b>Northing</b>	347475		
<b>Capacity (net)<sup>#</sup></b>	25 homes (Loss = 0, Gross = 25)		<b>Large or Small</b>	Large	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(R) Residential				
<b>Existing Use Comments</b>	Garden land				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	25		
<b>Year added to SHLAA</b>	2009				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2007/0887	<b>Application Type</b>	Full		
<b>Decision Date</b>	12 February 2008	<b>Expires Date</b>	12 February 2011		
<b>No of dwellings granted</b>	25				
<b>Construction Status</b>	Construction underway				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	25

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions based on SHLAA consultation response 2017										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	8	8	9	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
<p>The site is proposed for allocation in the Local Planning Document (site H11). Site has planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Information received in 2017 indicates that the housing site and the adjacent site (The Sycamores (6/814) which currently has planning permission) are subject to negotiations on a joint venture to bring both developments forward. It is anticipated that development on site will commence from summer 2017.</p>											

## 6/683: Bottom House Farm (Barn)

### Site Information / Planning Status

<b>Street Name</b>	Mansfield Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.08 ha		
<b>Easting</b>	457746	<b>Northing</b>	348841		
<b>Capacity (net)<sup>#</sup></b>	2 homes (Loss = 0, Gross = 2)		<b>Large or Small</b>	Small	
<b>Location</b>	Separated from urban/village boundary				
<b>Existing Use Type</b>	(B) Agricultural buildings				
<b>Existing Use Comments</b>	Barn				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	2		
<b>Year added to SHLAA</b>	2012				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2016/0640	<b>Application Type</b>	Full		
<b>Decision Date</b>	25 July 2016	<b>Expires Date</b>	25 July 2019		
<b>No of dwellings granted</b>	2				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	2

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy



### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	2	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Planning permission for residential development (2016/0640) granted in July 2016.											

## 6/814: The Sycamores

### Site Information / Planning Status

<b>Street Name</b>	Moor Road				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.13 ha		
<b>Easting</b>	454951	<b>Northing</b>	347531		
<b>Capacity (net)<sup>#</sup></b>	3 homes (Loss = 1, Gross = 4)		<b>Large or Small</b>	Small	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(R) Residential				
<b>Existing Use Comments</b>	Dwelling				
<b>Brownfield or Greenfield</b>	Predominantly greenfield land (>50%)				
<b>No of dwellings on Brownfield</b>	1	<b>No of dwellings on Greenfield</b>	3		
<b>Year added to SHLAA</b>	2014				
<b>Site Source</b>	Planning application / pre application				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2016/0609	<b>Application Type</b>	Full		
<b>Decision Date</b>	07 May 2016	<b>Expires Date</b>	07 May 2019		
<b>No of dwellings granted</b>	4				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	3

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions based on SHLAA consultation response 2017										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	3	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
<p>Planning permission (2016/0609) granted in July 2016 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Information from the SHLAA 2017 consultation states that a non-material amendments application has been submitted (2017/0877NMA) to improve the relationship between the site and the adjacent SHLAA site 6/484 (The Sycamores) which currently has planning permission (2007/0887). On approval, construction work on the site will start in 2017/18.</p>											

## 6/829: Land Off Beeston Close

### Site Information / Planning Status

<b>Street Name</b>	Beeston Close				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.71 ha		
<b>Easting</b>	455402	<b>Northing</b>	347789		
<b>Capacity (net)<sup>#</sup></b>	4 homes (Loss = 0, Gross = 4)		<b>Large or Small</b>	Small	
<b>Location</b>	Within village				
<b>Existing Use Type</b>	(O) Outdoor recreation				
<b>Existing Use Comments</b>					
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	4		
<b>Year added to SHLAA</b>	2014				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	Yes				
<b>Planning Ref</b>		<b>Application Type</b>			
<b>Decision Date</b>		<b>Expires Date</b>			
<b>No of dwellings granted</b>					
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	4

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

## Constraints

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	Site is within a Conservation Area
<b>Natural Environment</b>	Site is a protected open space
<b>Agricultural Land</b>	Site within the village so no loss of agricultural land
<b>Highway comments</b>	Access via Beeston Close - may be an issue

## SHLAA 2017 Assessment

<b>Assessment</b>	May be suitable subject to policy change										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
The site is within a Conservation Area and a protected open space. The owner proposes that between 4 to 6 dwellings are provided on site with the remainder of site provided as publically accessible open space. This is best considered through a planning application. As such the site will be classed as "suitable subject to policy change".											

## 6/877: Land at Park Road/Broad Valley Drive (1)

### Site Information / Planning Status

<b>Street Name</b>	Broad Valley Drive				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	0.10 ha		
<b>Easting</b>	455639	<b>Northing</b>	347681		
<b>Capacity (net)<sup>#</sup></b>	3 homes (Loss = 0, Gross = 3)		<b>Large or Small</b>	Small	
<b>Location</b>	Adjacent village				
<b>Existing Use Type</b>	(N) Natural and semi-natural land				
<b>Existing Use Comments</b>	Amenity space				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	3		
<b>Year added to SHLAA</b>	2015				
<b>Site Source</b>	SHLAA survey				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>	2016/0254	<b>Application Type</b>	Full		
<b>Decision Date</b>	04 July 2016	<b>Expires Date</b>	04 July 2019		
<b>No of dwellings granted</b>	3				
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	3

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy

### Constraints

This site has planning permission or is currently under construction so the constraints have been addressed through the planning application process.

<b>Green Belt</b>	Site is not in the Green Belt
<b>Flood Risk</b>	
<b>Heritage</b>	
<b>Natural Environment</b>	
<b>Agricultural Land</b>	
<b>Highway comments</b>	

### SHLAA 2017 Assessment

<b>Assessment</b>	Deliverable										
<b>Delivery Source</b>	Council assumptions										
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	3	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
Planning permission for residential development (2016/0254) granted in April 2016.											

## 6/1036: Land on South Side of Goosedale Lane

### Site Information / Planning Status

<b>Street Name</b>	Goosedale Lane				
<b>Locality</b>	Bestwood Village				
<b>Ward</b>	Bestwood St Albans	<b>Parish</b>	Bestwood Village		
<b>Sub-Market Area</b>	Bestwood St Albans	<b>Site Area</b>	1.18 ha		
<b>Easting</b>	456269	<b>Northing</b>	348977		
<b>Capacity (net)<sup>#</sup></b>	Approx 25 homes (Loss = 0, Gross = 25)		<b>Large or Small</b>	Large	
<b>Location</b>	Separated from urban/village boundary				
<b>Existing Use Type</b>	(A) Agricultural land				
<b>Existing Use Comments</b>	Grazing land				
<b>Brownfield or Greenfield</b>	Greenfield land				
<b>No of dwellings on Brownfield</b>	0	<b>No of dwellings on Greenfield</b>	25		
<b>Year added to SHLAA</b>	2017				
<b>Site Source</b>	Submitted by landowner, developer or agent				
<b>Is it allocated in the adopted Local Plan?*</b>	No				
<b>Planning Ref</b>		<b>Application Type</b>			
<b>Decision Date</b>		<b>Expires Date</b>			
<b>No of dwellings granted</b>					
<b>Construction Status</b>	Construction not started				
<b>Homes lost by demolition or conversion as at 31 March 2017</b>	0	<b>Homes built as at 31 March 2017</b>	0	<b>Homes remaining as at 31 March 2017</b>	25

<sup>#</sup> Net means total number of homes taking account of any dwellings lost via demolition or conversion

\* Replacement Local Plan or Aligned Core Strategy



## Constraints

<b>Green Belt</b>	Site is in the Green Belt
<b>Flood Risk</b>	Not within Flood Zone 2 or 3
<b>Heritage</b>	No historic environment constraints
<b>Natural Environment</b>	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
<b>Agricultural Land</b>	Agricultural land grade 3
<b>Highway comments</b>	The proposed dwellings will be accessed from Goosedale Lane which is privately managed and maintained. The site's remote location and absence of footways into the village is such that we would question whether there is a safe means of access for pedestrians. On this basis, it is unlikely that we would support this proposal. We note that planning permission for 9 holiday lets off Goosedale Lane has recently been granted permission (2015/0423) on the understanding that they would not be made available for residential use on grounds of the site being in a green-belt area. This may have an impact on subsequent residential development.

## SHLAA 2017 Assessment

<b>Assessment</b>	Not deliverable or developable										
<b>Delivery Source</b>											
<b>Projected completions – number of remaining homes expected to be built</b>											
<b>2017-18</b>	<b>2018-19</b>	<b>2019-20</b>	<b>2020-21</b>	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>After 2028</b>
0	0	0	0	0	0	0	0	0	0	0	0
<b>Conclusion</b>											
The site is in the Green Belt and is in an isolated location. The site is not suitable for residential development.											