

Strategic Housing Land Availability Assessment (SHLAA)

2017 update

Hucknall

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

No sites have been built between 1 April 2011 and 31 March 2017.

Assessment of SHLAA sites

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

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6/136: Top Wighay Farm (Local Plan 2005 Housing Site)

Site Information / Planning Status

Street Name	Wighay Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	17.89 ha		
Easting	452648	Northing	350757		
Capacity (net)[#]	500 homes (Loss = 0, Gross = 500)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	500		
Year added to SHLAA	2008				
Site Source	Local Plan				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref	2014/0950	Application Type	Full		
Decision Date	04 August 2015	Expires Date	04 August 2018		
No of dwellings granted	38				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	500

[#] 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.

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site has been superseded by a strategic site allocated in the Aligned Core Strategy - see SHLAA site 6/989 (Top Wighay Farm).											

6/138: Top Wighay Farm (SINC area)

Site Information / Planning Status

Street Name	Wighay Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	3.31 ha		
Easting	452816	Northing	350619		
Capacity (net)[#]	99 homes (Loss = 0, Gross = 99)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	99		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	99

[#] 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.

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site has been superseded by a strategic site allocated in the Aligned Core Strategy - see SHLAA site 6/989 (Top Wighay Farm).											

6/460: Hayden Lane

Site Information / Planning Status

Street Name	Hayden Lane				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	5.99 ha		
Easting	454171	Northing	350560		
Capacity (net)[#]	120 homes (Loss = 0, Gross = 120)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	120		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	120

[#] Net means total number of homes taking account of any dwellings lost via demolition or conversion

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt. Site is currently allocated as safeguarded land in the Replacement Local Plan.
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	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
Agricultural Land	Agricultural land grade 2
Highway comments	Highways assessment suggests sufficient capacity for proposed level of development. Requires direct assessment of timescale for development based upon known infrastructure constraints.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	LPD hearing session / email from developer/landowner (March 2017)										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	30	35	35	20	0	0	0	0	0	0
Conclusion											
The site is currently part of the safeguarded land in the Replacement Local Plan and is proposed for allocation in the Local Planning Document (site H10). Delivery rates for the site based on the information given at the Local Planning Document hearing session.											

6/461: Top Wighay Farm (Site A)

Site Information / Planning Status

Street Name	Annesley Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	116.9 ha		
Easting	452511	Northing	351165		
Capacity (net)[#]	3507 homes (Loss = 0, Gross = 3507)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3507		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3507

[#] Net means total number of homes taking account of any dwellings lost via demolition or conversion

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Majority of the site not in the Green Belt. Remainder of the site is in the Green Belt
Flood Risk	
Heritage	
Natural Environment	
Agricultural Land	
Highway comments	

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This site supersedes SHLAA site 6/464 - see site 6/464 for details.											

6/463: North of Papplewick Lane

Site Information / Planning Status

Street Name	Papplewick Lane				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	9.96 ha		
Easting	454440	Northing	350507		
Capacity (net)[#]	237 homes (Loss = 0, Gross = 237)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	237		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref	2017/0201	Application Type	Full		
Decision Date	20 July 2017	Expires Date	20 July 2020		
No of dwellings granted	237				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	237

[#] 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.

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	60	60	60	57	0	0	0	0	0	0	0
Conclusion											
The site is allocated in the Aligned Core Strategy and has reserved matters permission for residential development (2017/0201). The two houses on either side of the proposed access have been demolished to make way for access to the site.											

6/464: Top Wighay Farm (Site B)

Site Information / Planning Status

Street Name	Annesley Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	116.51 ha		
Easting	452513	Northing	351165		
Capacity (net)[#]	3507 homes (Loss = 0, Gross = 3507)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3507		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3507

[#] Net means total number of homes taking account of any dwellings lost via demolition or conversion

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Majority of the site not in the Green Belt. Remainder of the site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of a Scheduled Monument (Annesley Motte and Bailey Castle)
Natural Environment	Site contains several Local Wildlife Sites
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development will need to include public transport infrastructure that will include a park and ride facility and safeguarding of land / delivery of a future NET (Line One) extension from Hucknall station to serve the development and potentially beyond. A network of footways and cycleways will be required to Newstead and Hucknall town centre.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site contains several Local Wildlife Sites. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). Part of the site is allocated in the Aligned Core Strategy - see SHLAA site 6/989 for details. To avoid double counting the housing figure identified in the Aligned Core Strategy has been provided in SHLAA site 6/989. Part of the site is proposed for safeguarded land (protected from development for the plan period in order to meet longer term development needs) in the Local Planning Document.											

6/467: Top Wighay Farm (SUE)

Site Information / Planning Status

Street Name	Annesley Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	82.59 ha		
Easting	452505	Northing	351244		
Capacity (net)[#]	500 homes (Loss = 0, Gross = 500)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	500		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	500

[#] 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.

Green Belt	Majority of the site not in the Green Belt. Remainder of the site is in the Green Belt
Flood Risk	
Heritage	
Natural Environment	
Agricultural Land	
Highway comments	

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This site is part of SHLAA site 6/464 - see site 6/464 for details.											

6/468: Papplewick Lane (SUE)

Site Information / Planning Status

Street Name	Papplewick Lane				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	15.95 ha		
Easting	454339	Northing	350527		
Capacity (net)[#]	450 homes (Loss = 0, Gross = 450)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	450		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	450

[#] 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.

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site has been assessed by the consultants as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study") as suitable for residential development. In order to avoid double counting the site has been recorded under two SHLAA sites 6/460 (Hayden Lane) and 6/463 (North of Papplewick Lane). See sites 6/460 and 6/463 for details.											

6/989: Top Wighay Farm

Site Information / Planning Status

Street Name	Wighay Road				
Locality	Hucknall				
Ward	Newstead Abbey	Parish	Linby		
Sub-Market Area	Gedling Rural North	Site Area	43.66 ha		
Easting	452481	Northing	350895		
Capacity (net)[#]	845 homes (Loss = 0, Gross = 845)		Large or Small	Large	
Location	Adjacent Hucknall				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	845		
Year added to SHLAA	2016				
Site Source	Local Plan				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref	2014/0950	Application Type	Full		
Decision Date	04 August 2015	Expires Date	04 August 2018		
No of dwellings granted	38				
Construction Status	38 plots built. Construction not started for the remainder of the site				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	36	Homes remaining as at 31 March 2017	809

[#] Net means total number of homes taking account of any dwellings lost via demolition or conversion

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Letter from Nottinghamshire County Council (February 2017)										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	25	100	100	100	100	100	100	100	82	0
Conclusion											
The site is allocated for 845 dwellings in the Aligned Core Strategy and part of the site for 38 dwellings (2014/0950) is built. Revised development brief adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases delivering a further 665 dwellings by 2027/28.											