

# Housing Background Paper Addendum 2



**September 2017**

## **CONTENTS**

	<u>Page</u>
<b>Introduction</b>	<b>3</b>
<b>Local Planning Document Submission and Hearing Sessions</b>	<b>3</b>
<b>Five Year Land Supply update 2017</b>	<b>4</b>
<b>Conclusion</b>	<b>12</b>
<b>Appendix A: Housing Supply 2011-2028</b>	<b>13</b>
<b>Appendix B: Deliverability Notes</b>	<b>16</b>
<b>Appendix C: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028</b>	<b>19</b>
<b>Appendix D: Detailed Housing Trajectory</b>	<b>42</b>
<b>Appendix E: Windfall Allowance</b>	<b>46</b>
<b>Appendix E1: Sites which comprise the small windfall completions 2007 to 2017</b>	<b>53</b>
<b>Appendix E2: Sites that were not previously in the SHLAA database 2011 to 2017</b>	<b>63</b>

## **Introduction**

- 1.1 This Addendum 2 to the Housing Background Paper (May 2016) (LPD/BACK/01) supersedes the following:-
  - Housing Background Paper Addendum (December 2016) (EX/22);
  - Revised Housing Background Paper Addendum (March 2017) (EX/104);
  - Update to the Revised Housing Background Paper Addendum – April 2017 (April 2017) (EX/111); and
  - Further Revised Housing Background Paper Addendum (May 2017) (EX/102A).
- 1.2 **Appendix A** provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes.
- 1.3 **Appendix B** refers to the deliverability assumptions and includes a map of the sub market areas. This appendix updates Appendix A of the Housing Background Paper (May 2016).
- 1.4 **Appendix C** provides the list of sites that make up the five year supply (i.e. 2017 to 2022) and the housing supply for the plan period (i.e. 2011 to 2028). Sites that have been completed during 2011 and 2017 are not listed individually, rather a figure for total completions is provided. Information to explain the source of delivery for individual sites is included.
- 1.5 **Appendix D** provides a detailed housing trajectory for the plan period and updates Appendix C of the Housing Background Paper (May 2016). This provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.
- 1.6 **Appendix E** provides full detailed information to justify the windfall allowance.

## **Local Planning Document Submission and Hearing Sessions**

- 2.1 The Local Planning Document was submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council included a series of questions in relation to housing supply during the plan period and five year land supply. This addendum updates and provides additional information in response to the Inspector's Initial Questions.
- 2.2 Housing supply and individual housing allocations were discussed at the hearing sessions which took place during February and March 2017. As part of the discussions, the Inspector sought comments as to whether the anticipated start date for completions and subsequent delivery rates were realistic, taking account of the site specific constraints for each site. **Appendix C** includes additional information for the deliverable sites below the threshold for allocation in response to the Inspector's request. This additional information includes site ownership, developer interest, viability, site

constraints, requirement for s106 and evidence that the site will be developed and when, and if planning permission has lapsed.

2.3 In June 2017 the Inspector made it known that she had significant concerns about the soundness of one of the housing allocations in the Local Planning Document (site H8) and wanted to postpone the hearing to allow the Council to undertake a public consultation exercise on the amended and/or proposed additional housing allocations and on the Council's amended five year land supply and housing trajectory for the plan period.

2.4 The Council is proposing to include the following additional housing allocations in the Local Planning Document:-

- X1 Daybrook Laundry
- X2 West of A60 A
- X3 West of A60 B
- X4 Flatts Lane
- X5 Kighill Lane A
- X6 Kighill Lane B

## **Five Year Land Supply update 2017**

### Introduction

3.1 The five year land supply is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2017 update.

3.2 The five year land supply assessment considers the publication draft of the Local Planning Document to establish if it allocates sufficient land to deliver a five year land supply for housing as required by paragraph 47 of the National Planning Policy Framework.

3.3 It is not intended that this five year land supply assessment is used to determine planning applications. The Council's Five Year Housing Land Supply Assessment against the current adopted development plan (i.e. the Aligned Core Strategy and the Gedling Borough Replacement Local Plan) remains the relevant report for the determination of planning applications.

3.4 The information is provided as at 31 March 2017.

### Policy Context

3.5 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-

- identify and update annually a supply of specific deliverable<sup>1</sup> sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
- identify a supply of specific, developable<sup>2</sup> sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

3.6 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens.

3.7 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

**Table 1: Housing requirement (2011-2028)<sup>3</sup>**

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

3.8 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

## Methodology

### *Sites that make up the housing supply*

3.9 The sources of sites that have the potential to deliver housing during the five year period are:-

- Strategic sites allocated in the Aligned Core Strategy;
- Proposed site allocations in the Local Planning Document;

<sup>1</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

<sup>2</sup> To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

<sup>3</sup> These figures are rounded to the nearest 50 homes.

- Sites with planning permission; and
  - Sites below the threshold for allocation without planning permission.
- 3.10 Sites below the threshold for allocation exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- have been clearly demonstrated to be deliverable or developable;
  - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently; and
  - are below the threshold for allocation<sup>4</sup>.
- 3.11 All sites in the assessment have been identified through the Council's SHLAA 2017 update. These sites are listed in **Appendix C**. New sites submitted by developers and those that have been granted planning permission up to 31 March 2017 or granted subject to a signing of the s106 have been added to the SHLAA database. Any updates to the SHLAA sites during the current financial year (i.e. since 1 April 2017) such as work on site has started or construction on site has completed have been noted.
- 3.12 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 3.13 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix B**) based on the viability sub-market within which the site is located. For sites below the threshold, where no information has been provided to demonstrate that they are developable, these sites are excluded from the housing supply.
- 3.14 Where sites allocated in the Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussion have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 3.15 **Appendix C** comprises separate tables for each locality for clarity as follows:
- Site allocations in the Aligned Core Strategy and Local Planning Document;
  - Sites with planning permission; and
  - Sites below the threshold.

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<sup>4</sup> 50 homes in the urban area and 10 homes in the rural area (key settlements and other villages).

### *Future sources of supply (“windfall allowance”)*

- 3.16 Previous five year land supply assessments assumed the windfall allowance would be delivered in the last five years of the plan period. This approach has been revisited. Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The evidence is provided in **Appendix E** which shows that windfall completions (in accordance with the National Planning Policy Framework) have come forward at an average rate of 45 dwellings per annum over the last 10 year period (i.e. 2007 to 2017). Further work has been undertaken to consider the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011 and concludes that the average figure is 39 dwellings per annum.
- 3.17 It is considered reasonable to include the windfall allowance of 40 dwellings per annum from Years 4 onwards. **Appendix E** provides further information.

### *Liverpool or Sedgfield approach*

- 3.18 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgfield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 3.19 Paragraph 97 of the Inspector’s Report on the Aligned Core Strategy<sup>5</sup> states “In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgfield approach)”. The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 3.20 In the light of the Aligned Core Strategy Inspector’s Report and national guidance, it is considered appropriate to apply the Sedgfield approach to assess housing land supply.

### *5% or 20% buffer*

- 3.21 To assess whether Gedling Borough has “a record of persistent under delivery of housing”, it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so

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<sup>5</sup> [http://www.gngrowthpoint.com/media/361914/broxtowe\\_\\_gedling\\_\\_nottingham\\_city\\_final\\_acs\\_inspectors\\_report\\_-july\\_2014.pdf](http://www.gngrowthpoint.com/media/361914/broxtowe__gedling__nottingham_city_final_acs_inspectors_report_-july_2014.pdf)

housing delivery against previous development plans also need to be assessed.

- 3.22 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. **Table 2** shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2017 falls short of the Aligned Core Strategy target for those years.

**Table 2: Gedling’s net completions (cumulative) in the last 10 years**

		<b>Net completions (annual)</b>	<b>Net completions (cumulative)</b>	<b>Plan target</b>	<b>% of target</b>
East Midlands Regional Plan	<b>2007/08</b>	447	743	800	93 %
	<b>2008/09</b>	204	947	1,200	79 %
	<b>2009/10</b>	274	1,221	1,600	76 %
	<b>2010/11</b>	341	1,562	2,000	78 %
Aligned Core Strategy	<b>2011/12</b>	275	275	250	110 %
	<b>2012/13</b>	227	502	500	100 %
	<b>2013/14</b>	321	823	940	88 %
	<b>2014/15</b>	311	1,134	1,380	82 %
	<b>2015/16</b>	174	1,308	1,820	72 %
	<b>2016/17</b>	198	1,506	2,260	67 %

- 3.23 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK’s recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)<sup>6</sup> states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.

- 3.24 Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. As shown in Table 2, the percentage of the target not being met for the year 2016/17 is greater than that for the year 2015/16 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.

<sup>6</sup> [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)



### *Forward look approach*

- 3.25 Previous five year land supply assessments were based upon a ‘forward look’ approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.
- 3.26 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2017 to 31 March 2022.

### *Lapse rate*

- 3.27 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For sites below the threshold, if no information has been provided by the agent, developer or landowner through the SHLAA process 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 and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of ‘deliverable’ sites.

### *Five year land supply calculation*

- 3.28 In accordance with the advice of the Planning Advisory Service (PAS), the Council calculates its 5 year land supply as follows:-

Completions to date – housing requirement to date = shortfall/surplus

[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

Housing supply for 5 year period ÷ annual target = supply in years

### *Summary*

- 3.29 In summary, the methodology in calculating the revised five year assessment has been revisited and differs from the approach taken in the 2015 assessment as follows:-

- The source of sites remains the same. However, a stricter approach has been taken to sites below the threshold in that where information has not been provided to demonstrate that they will be developed, then these sites are excluded from the five year supply;
- The windfall allowance has been revisited and is now assumed to come forward from Year 4 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council adopts a 20% buffer due to past performance;
- The Council considers the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2017 to 31 March 2022;
- The lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

3.30 The outcome of these changes is to take a cautious approach to housing land supply.

#### Five Year Housing Land Supply Assessment

3.31 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The new homes completed in Gedling Borough between 2011 and 2017 are shown in **Table 3**.

**Table 3: New homes completed 2011- 2017**

	<b>Completed 2011-2017</b>
Urban area	1,108
Teal Close *	0
Edge of Hucknall	0
North of Papplewick Lane *	0
Top Wighay Farm *	36
Bestwood Village	66
Calverton	159
Ravenshead	93
Other villages	44
<b>Total</b>	<b>1,506</b>

\* strategic site

3.32 The housing requirement for the period 2011 to 2017 is 2,260 homes<sup>7</sup>. The number of new homes completed during that period is 1,506 which is a shortfall against the housing requirement of 754 homes.

<sup>7</sup> See Table 1. Target for 2011 to 2013 (500) + 4/5 of target for 2013 to 2018 (1,760) = 2,260.

3.33 The housing requirement for the five year period (2017 to 2022) is 2,360 homes<sup>8</sup>. However taking account of the under-delivery of 754 homes from 2011-2017, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,114 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 3,737 homes.

3.34 Paragraphs 3.8 to 3.14 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in two different scenarios. **Table 4A** provides the estimated housing supply without the additional site allocations and **Table 4B** provides the estimated housing supply including the additional site allocations.

**Table 4A: Estimated housing supply for the five year period, excluding the proposed additional housing allocations**

	Allocations in the ACS and LPD	Sites with planning permission	Sites below threshold	Total
Urban area	1,320	400	74	1,794
Teal Close*	331	0	0	331
Edge of Hucknall	100	0	0	100
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	227	0	0	227
Bestwood Village	126	16	0	142
Calverton	322	60	0	382
Ravenshead	130	23	0	153
Other villages	55	61	0	116
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>2,848</b>	<b>560</b>	<b>154</b>	<b>3,562</b>

\* strategic site

3.35 By excluding the additional housing allocations this means the estimated housing supply for the five year period would be 3,562 dwellings, as shown in **Table 4A**. Comparing the estimated housing supply of 3,562 homes to the five year housing requirement of 3,737 homes, there is a shortfall of 175 homes.

Housing Supply	3,562
Annual Requirement <sup>9</sup>	747
<b>No of Years Supply</b>	<b>4.77 years</b>

<sup>8</sup> See Table 1. 1/5 of target for 2013 to 2018 (440) + 4/5 of target for 2018 to 2023 (1,920) = 2,360.

<sup>9</sup> Five year housing requirement of 3,737 homes ÷ 5 years = 747 homes.

**Table 4B: Estimated housing supply for the five year period, including the proposed additional housing allocations**

	Allocations in the ACS and LPD	Sites with planning permission	Sites below threshold	Total
Urban area	1,591	400	74	2,065
Teal Close*	331	0	0	331
Edge of Hucknall	100	0	0	100
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	227	0	0	227
Bestwood Village	126	16	0	142
Calverton	382	60	0	442
Ravenshead	180	23	0	203
Other villages	55	61	0	116
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>3,229</b>	<b>560</b>	<b>154</b>	<b>3,943</b>

\* strategic site

3.36 Including the additional housing allocations means the estimated housing supply for the five year period is 3,943 dwellings, as shown in **Table 4B**. Comparing the estimated housing supply of 3,943 homes to the five year housing requirement of 3,737 homes, there is an 'oversupply' of 206 homes. The estimated housing supply therefore exceeds the five year housing requirement.

Housing Supply	3,943
Annual Requirement <sup>10</sup>	747
<b>No of Years Supply</b>	<b>5.28 years</b>

3.37 **Appendix C**, which provides the list of sites that make up the housing supply for the plan period, contains sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or from Council's assumptions.

3.38 **Appendix D** shows the housing trajectory for the plan period.

## Conclusion

4.1 The purpose of this assessment is to monitor and review the housing supply against the publication draft of the Local Planning Document. This updated assessment shows that against the housing requirement, Gedling Borough Council has a 5.28 year supply.

<sup>10</sup> Five year housing requirement of 3,737 homes ÷ 5 years = 747 homes.

## Appendix A: Housing Supply 2011-2028

The 'Planning Permissions' column does not include the strategic sites or proposed sites with planning permission in the Local Planning Document as they are recorded in the 'Site Allocations' column.

<b>Urban Area</b>	Net completions 2011 to 2017	1,108
	Planning Permissions (31 March 2017)	403
	Site Allocations	
	Teal Close	824
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane	150
	H6 Spring Lane <sup>11</sup>	123
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm <sup>12</sup>	1,050
	X1 Daybrook Laundry	49
	X2 West of A60 A	72
	X3 West of A60 B	150
	Sites Below Threshold	74
	<b>Total</b>	<b>4,893</b>
	<b>Proposed Policy LPD64 – Urban Area</b>	<b>4,890</b>
<b>Hucknall</b>	Net completions 2011 to 2017	36
	Planning Permissions (31 March 2017)	0
	Site Allocations	
	North of Papplewick Lane <sup>13</sup>	237
	Top Wighay Farm <sup>14</sup>	809
	H10 Hayden Lane	120
	Sites Below Threshold	0
	<b>Total</b>	<b>1,202</b>
	<b>Proposed Policy LPD64 – Hucknall <sup>15</sup></b>	<b>1,265</b>
<b>Bestwood Village</b>	Net completions 2011 to 2017	66
	Planning Permissions (31 March 2017)	16
	Site Allocations	

<sup>11</sup> To date, 27 homes are completed and included in the 'Net completions 2011 to 2017' category.

<sup>12</sup> Planning permission (2015/1376) granted in March 2017.

<sup>13</sup> Planning permission (2017/0201) granted in July 2017.

<sup>14</sup> Figure includes planning permission granted for 38 homes on part of the Top Wighay Farm site which are currently under construction (37 built and 2 remaining homes).

<sup>15</sup> The number of homes to be provided on the edge of Hucknall is limited to no more than 1,265 to accord with the requirement of the Inspector examining the Aligned Core Strategy in order to reduce the impact of new development on Hucknall. The current supply information suggests that this figure may be somewhat lower but the 'up to' figure has been kept at 1,265 in order to allow a degree of flexibility in relation to sites that are still to be developed whilst remaining below the maximum figure set by the Aligned Core Strategy.

	H11 The Sycamores <sup>16</sup>	25
	H12 Westhouse Farm <sup>17</sup>	210
	H13 Bestwood Business Park <sup>18</sup>	220
	Sites Below Threshold	0
	<b>Total</b>	<b>537</b>
	<b>Proposed Policy LPD64 – Bestwood Village</b>	<b>540</b>
<b>Calverton</b>	Net completions 2011 to 2017	159
	Planning Permissions (31 March 2017)	63
	Site Allocations	
	H14 Dark Lane <sup>19</sup>	72
	H15 Main Street	75
	H16 Park Road	390
	X4 Flatts Lane	60
	Sites Below Threshold	0
	<b>Total</b>	<b>819</b>
	<b>Proposed Policy LPD64 – Calverton</b>	<b>820</b>
<b>Ravenshead</b>	Net completions 2011 to 2017	93
	Planning Permissions (31 March 2017)	23
	Site Allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B <sup>20</sup>	30
	H19 Longdale Lane C <sup>21</sup>	70
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Sites Below Threshold	0
	<b>Total</b>	<b>296</b>
	<b>Proposed Policy LPD64 – Ravenshead</b>	<b>300</b>
<b>Other Villages</b>		
Burton Joyce	Net completions 2011 to 2017	12
	Planning Permissions (31 March 2017)	26
	Site Allocations	
	H20 Mill Field Close <sup>22</sup>	23
	H21 Orchard Close	15
	Sites Below Threshold	0
	<b>Total (Burton Joyce)</b>	<b>76</b>
	<b>Proposed Policy LPD64 – Burton Joyce</b>	<b>80</b>
Woodborough	Net completions 2011 to 2017	11

<sup>16</sup> Planning permission (2007/0887) granted in December 2008.

<sup>17</sup> In February 2015, Planning Committee resolved to grant planning permission for 101 homes on part of this site; the s106 agreement is being finalised.

<sup>18</sup> Planning permission (2014/0214) granted in March 2015.

<sup>19</sup> Planning permission (2012/1503) granted in August 2013.

<sup>20</sup> Planning application (2014/0273) for 31 homes currently being determined.

<sup>21</sup> Planning permission (2013/0836) granted in October 2014.

<sup>22</sup> Planning permission (2015/0424) granted in March 2017.

	Planning Permissions ( 31 March 2017)	11
	Site Allocations	
	H23 Ash Grove <sup>23</sup>	12
	H24 Broad Close	15
	Sites Below Threshold	0
	<b>Total (Woodborough)</b>	<b>49</b>
	<b>Proposed Policy LPD64 – Woodborough</b>	<b>50</b>
Lambley	Net completions 2011 to 2017	16
	Planning Permissions (31 March 2017)	15
	Sites Below Threshold	0
Linby	Net completions 2011 to 2017	2
	Planning Permissions (31 March 2017)	1
	Sites Below Threshold	0
Newstead	Net completions 2011 to 2017	1
	Planning Permissions (31 March 2017)	8
	Site Allocations	
	H22 Station Road	0
	Sites Below Threshold	0
Papplewick	Net completions 2011 to 2017	2
	Planning Permissions (31 March 2017)	0
	Sites Below Threshold	0
Stoke Bardolph	Net completions 2011 to 2017	0
	Planning Permissions (31 March 2017)	0
	Sites Below Threshold	0
	<b>Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</b>	<b>45</b>
	<b>Total (all villages)</b>	<b>170</b>
	<b>Proposed Policy LPD64 – Other Villages</b>	<b>170</b>
	<b>Windfall Allowance <sup>24</sup></b>	<b>320</b>
<b>Total</b>		<b>8,237</b>

<sup>23</sup> Planning permission (2007/0831) granted in November 2000. Planning permission for one plot (2016/0888) granted in November 2016 and is currently under construction.

<sup>24</sup> 40 dwellings per annum from Year 4 (i.e. 2020/21). 40 dwellings x 8 remaining years in the plan period (i.e. 2020 to 2028) = 320.

## Appendix B: Deliverability Notes

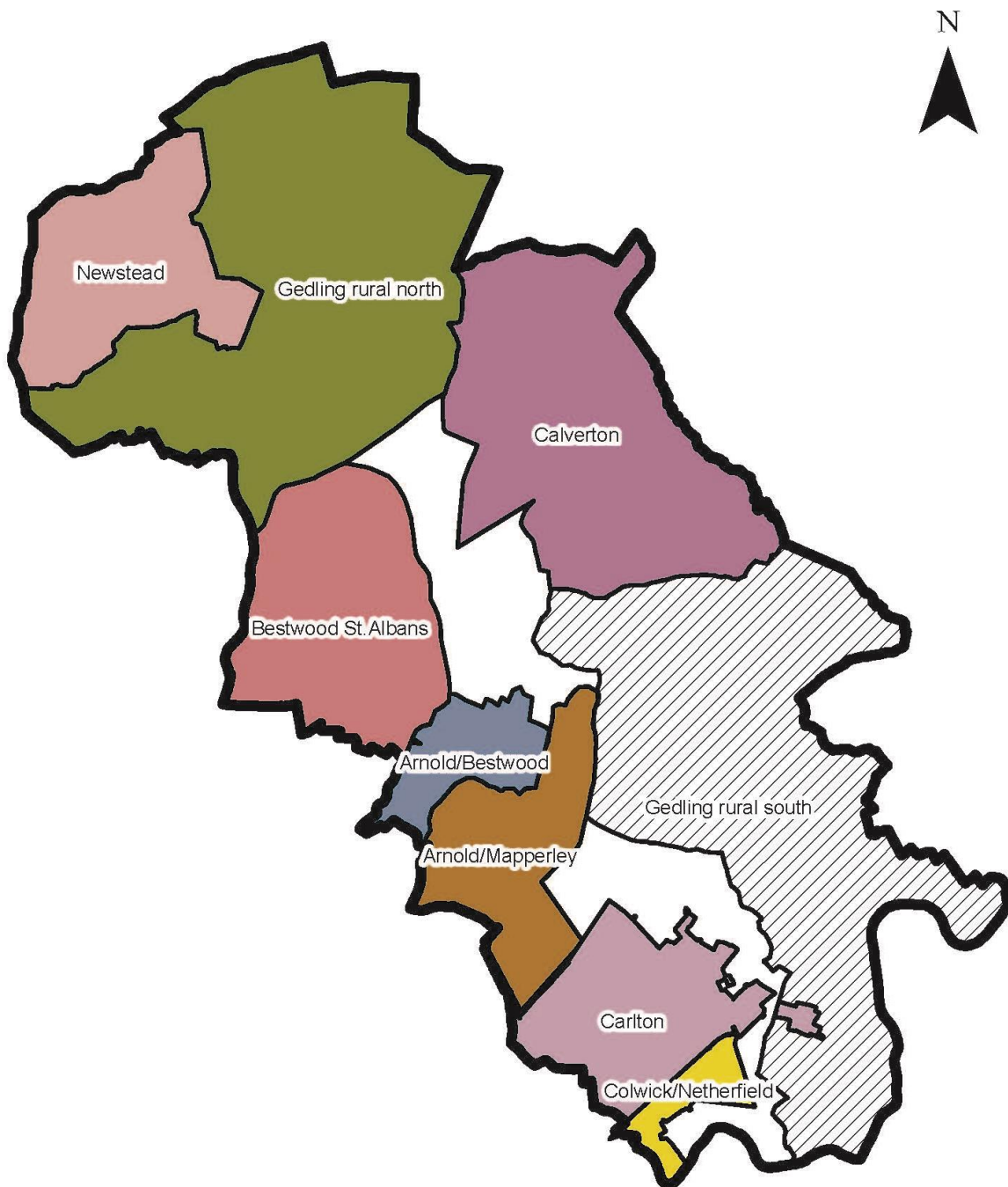
- B.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Strategic sites allocated in the Aligned Core Strategy;
  - Proposed site allocations in the Local Planning Document; and
  - Sites with planning permission.
  - Sites below threshold for allocation without planning permission.
- B.2 Sites that have planning permission or 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.
- B.3 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.
- B.4 For sites below the threshold, 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.
- B.5 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 and are therefore excluded from the housing land supply.
- B.6 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. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area, as shown in **Table B1**. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.
- B.7 A map of the sub markets in Gedling Borough is included on page 18.
- B.8 The assumptions are as follows:
- On sites up to 10 homes, the completion rate is 5 per year;
  - On sites up to 250 homes, the completion rate is 20-40 per year;
  - On sites up to 1,000 homes, the completion rate is 40-100 per year; and
  - On sites over 1,000 homes, the completion rate is 100 per year.



**Table B1: Assumptions for sites when information on the delivery rates not provided by developers**

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2016/17
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2021/22
	Up to 250 homes	Year 6	2022/23
	Up to 1,000 homes	Year 7	2023/24
	Over 1,000 homes	Year 8	2024/25
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2020/21
	Up to 250 homes	Year 5	2021/22
	Up to 1,000 homes	Year 6	2022/23
	Over 1,000 homes	Year 7	2023/24
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2019/20
	Up to 250 homes	Year 4	2020/21
	Up to 1,000 homes	Year 5	2021/22
	Over 1,000 homes	Year 6	2022/23

## Map B1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough



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## Appendix C: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028

### Urban Area

Net completions 1 April 2011 to 31 March 2017:-

- Arnold = 541 homes
- Carlton = 567 homes

### Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	824	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has planning permission for residential development, employment uses and other uses (2013/0546). Information from the SHLAA 2017 consultation states a reserved matters application (2017/0800) has been submitted for the first housing phase of 204 homes. The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 reserved matters application highlights the four housing phases; phase H1 for 204 units (subject to the 2017/0800 reserved matters application), phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.	0	56	90	90	95	95	95	95	58	95	55
H1	Rolleston Drive	Arnold	140	Brownfield land	Ongoing discussions between Nottinghamshire County Council and Gedling Borough Council	SHLAA site 6/18. The site is proposed for allocation in the Local Planning Document (site H1). The informal planning guidance for the site has been prepared and will be adopted once the Local Planning Document is adopted. The planning guidance indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund.	0	17	35	35	35	18	0	0	0	0	0
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2017	SHLAA site 6/49. The site is proposed for allocation in the Local Planning Document (site H2). Planning application (2017/0155) for up to 32 apartments on part of the site (to the rear of Brookfields Garden Centre retail unit) submitted on 2 February 2017 and is currently being determined. Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	0	5	25	30	30	0	0	0	0
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/459 is proposed for allocation for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	0	0	40	40	30	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/542. The site has been extended in 2017 to include the land south east of the site. The site is proposed for allocation in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2017 consultation provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. As the site cannot be permitted to deliver homes prior to completion of the GAR, the delivery rate information for the site is based on the first scenario.	0	0	0	0	20	40	40	15	0	0	0
H5	Lodge Farm Lane	Arnold	150	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/48. The site is proposed for allocation in the Local Planning Document (site H5). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	10	50	50	40	0	0	0	0	0
H6	Spring Lane	Carlton	123	Greenfield land	Council assumptions	SHLAA site 6/52. The site is proposed for allocation of 150 dwellings in the Local Planning Document (site H6). Construction started on site in April 2016 (2015/1024). As at 31 March 2017, 27 plots have been built.	61	62	0	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/51 and 6/671) is proposed for allocation in the Local Planning Document (site H7). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	65	70	70	0	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is proposed for allocation in the Local Planning Document (site H8). The site has now been extended to include the small parcel of land (SHLAA site 6/1032). The site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the early 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units delivered by 2021 thereby maintaining an acceptable separation distance from the extraction operations and restoration expected to be complete by the early 2020s. The second phase will commence during 2021/22 progressing northwards and anticipated to be complete by 2024. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk.	0	0	15	50	55	55	55	0	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	1050	Predominantly brownfield land (>50%)	SHLAA consultation response 2017	SHLAA site 6/131. The site is included in the Aligned Core Strategy as a strategic location and is proposed for allocation in the Local Planning Document (site H9). Planning permission (2015/1376) was granted in March 2017. Information from the SHLAA 2017 consultation provides the delivery rates for the site. Work has started on site.	30	120	120	120	120	120	120	120	120	60	0
X1	Daybrook Laundry	Arnold/Best wood	49	Brownfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/477. The site boundary has been amended in 2017 to exclude the retail unit on site (2012/1373). The site is proposed for allocation in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. The applicant intends to move forward with the development to a full planning application submission and delivery of the site proposed to be within the next 3 years.	0	0	9	20	20	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
X2	West of A60 A	Arnold/Bestwood	72	Brownfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/479. The site is proposed for allocation in the Local Planning Document (site X2). Planning application (2016/0854) for 72 dwellings was granted in August 2017 subject to the signing of the s106. Information from the SHLAA 2017 consultation indicates that the construction on site will commence in Spring 2018.	0	30	30	12	0	0	0	0	0	0	0
X3	West of A60 B	Arnold/Bestwood	150	Greenfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/778. The site is proposed for allocation in the Local Planning Document (site X3). Information from the SHLAA 2017 consultation states the submission of planning application anticipated in May 2018 and construction on site will commence in Spring 2019 and completed by March 2022.	0	0	50	50	50	0	0	0	0	0	0
<b>Total</b>							<b>91</b>	<b>285</b>	<b>424</b>	<b>542</b>	<b>580</b>	<b>428</b>	<b>340</b>	<b>230</b>	<b>178</b>	<b>155</b>	<b>55</b>

### Sites with planning permission

#### Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/927	Arno Vale Road (1, Land Adj)	Arnold/Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2016/0330).	3	0	0	0	0	0	0	0	0	0	0
6/880	Arnot Hill Road (48A)	Arnold/Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1045) granted in November 2014.	1	0	0	0	0	0	0	0	0	0	0
6/928	Bagnall Avenue (Land Off)	Arnold/Bestwood	4	Brownfield land	Council assumptions	Planning permission for residential development (2016/0093) granted in April 2016.	0	0	0	4	0	0	0	0	0	0	0
6/882	Beech Avenue (35, Land Adj To)	Arnold/Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	0
6/1000	Bestwood Lodge Drive (garage site 7)	Arnold/Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0334) granted in August 2016. Information from the SHLAA 2017 consultation states that construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0
6/1001	Bestwood Lodge Drive (garage site 8)	Arnold/Bestwood	4	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0335). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0
6/993	Byron Street (Adj To 64)	Arnold/Bestwood	21	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0414). Information from the SHLAA 2017 consultation indicates that the construction of the site due to start in April 2017 with anticipated completion date of May 2018.	10	11	0	0	0	0	0	0	0	0	0
6/1013	Calverton Road (6)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1309) granted in May 2016.	0	0	0	1	0	0	0	0	0	0	0
6/863	Calverton Road (Rear of 1 and 3 Ashington Drive)	Arnold/Bestwood	4	Greenfield land	SHLAA consultation response 2017	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to build site around 2021/22.	0	0	0	0	4	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions												
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
							2017-18	2018-19	2019-20	2020-21	2021-22								
6/1045	Church Lane (11A)	Arnold/ Bestwood	2	Brownfield land	n/a	Site completed in April 2017.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold/ Bestwood	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/1171) granted in November 2015. Information from the SHLAA 2017 consultation states that the dwelling will be built during 2017.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/313	Clipstone Avenue (7)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Plot 2 (adjacent to 15 Clipstone Avenue) was completed in March 2015. Plot 1 (adjacent to 7 Clipstone Avenue) has planning permission for a new dwelling (2015/0394). Information from the SHLAA 2017 consultation states that the construction of plot 1 is currently underway.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1002	Danes Close (garage site 2)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0329). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/994	Danes Close (garage site 3)	Arnold/ Bestwood	3	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/1234). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	3	0	0	0	0	0	0	0	0	0	0	0	0
6/1003	Ernehale Court	Arnold/ Bestwood	18	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0624) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of February 2018.	18	0	0	0	0	0	0	0	0	0	0	0	0
6/1004	Falconers Walk (garage site 6)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0332). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/1020	Front Street (33-35)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0520) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0	0	0
6/674	Front Street (55)	Arnold/ Bestwood	1	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (April 2017).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/930	Gedling Road (323)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0770) granted in August 2015.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/1018	Gorman Court (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0259) granted in July 2016.	0	0	1	0	0	0	0	0	0	0	0	0	0
6/931	Grange Road (42, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0190) granted in April 2016.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/1005	Hanworth Gardens (garage site 9)	Arnold/ Bestwood	2	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0336) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of March 2018.	2	0	0	0	0	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2017	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to develop the site around 2021/22.	0	0	0	0	3	0	0	0	0	0	0	0	0
6/995	Maidens Dale (garage site 10)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1233) granted in January 2017. Information from the SHLAA 2017 consultation states that construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0	0	0	0	0
6/621	Mansfield Road (71, undercroft car park)	Arnold/ Bestwood	1	Brownfield land	Council assumptions	Site is currently under construction (2014/1207).	1	0	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/813	Mapperley Plains (231)	Arnold/ Mapperley	1	Brownfield land	SHLAA consultation response 2017	Planning permission (2013/1003) granted for a replacement dwelling, net gain is zero. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway and almost complete.	1	0	0	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2006/0368). At 31 March 2017, plots 1 and 2 are built and plot 3 remaining so assume it will be fully built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/1006	Moyra Drive (garage site 24)	Arnold/ Bestwood	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0443) granted in August 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of March 2018.	4	0	0	0	0	0	0	0	0	0	0
6/932	Newcombe Drive (4)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1292) granted in December 2015.	0	1	0	0	0	0	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Planning permission for residential development (2016/0809) granted in September 2016.	0	0	3	0	0	0	0	0	0	0	0
6/933	Nursery Road	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0801) granted in May 2017. Information from the SHLAA 2017 consultation states that the applicant intends to develop the site in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). At 31 March 2017, one plot has been built and three plots remaining so assume they will be fully built in 2017/18.	3	0	0	0	0	0	0	0	0	0	0
6/885	Ramsey Drive (71)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0612) granted in January 2015.	1	0	0	0	0	0	0	0	0	0	0
6/934	Robin Hood Road (3)	Bestwood St Albans	2	Brownfield land	Council assumptions	Site is currently under construction (2015/1378) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	2	0	0	0	0	0	0	0	0	0	0
6/936	Sandfield Road (51)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0398) granted in July 2015.	0	1	0	0	0	0	0	0	0	0	0
6/681	Sobers Gardens (36, Land Adj To)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1269) granted in December 2015.	0	0	1	0	0	0	0	0	0	0	0
6/937	Stanhope Crescent (9)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2016/0992).	0	1	0	0	0	0	0	0	0	0	0
6/938	Sunnyholme (A)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0098) granted in April 2015.	0	1	0	0	0	0	0	0	0	0	0
6/69	Sunnyholme (B)	Arnold/ Mapperley	4	Brownfield land	Council assumptions	Planning permission for residential development (2015/0763) granted in September 2015.	0	4	0	0	0	0	0	0	0	0	0
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	7	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning application (2016/0124) for 7 homes was granted in June 2017 subject to the signing of the s106. Assume the s106 be signed within 2017/18.	0	0	0	0	7	0	0	0	0	0	0
6/939	Worrall Avenue (48)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0713) granted in August 2016.	0	0	1	0	0	0	0	0	0	0	0

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/892	Adbolton Avenue (4)	Carlton	1	50/50 brownfield and greenfield land	Council assumptions	This site has planning permission (2014/1119) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Site is currently under construction (2014/0234 and 2014/1263).	2	0	0	0	0	0	0	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/1313) granted in February 2017.	0	0	0	1	0	0	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0950) granted in October 2016. Information from the SHLAA 2017 consultation states that the applicant intends to develop plot in 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/1007	Burlington Road (37, Land at)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2017/0582).	0	1	0	0	0	0	0	0	0	0	0
6/645	Burton Road (127)	Carlton	6	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0334) granted for a replacement dwelling with 6 dwellings, net gain of 5 dwellings. The existing dwelling has been demolished.	6	0	0	0	0	0	0	0	0	0	0
6/979	Carlton Hill (137)	Carlton	3	Greenfield land	Council assumptions	Planning permission for residential development (2015/0560) granted in August 2015.	0	0	3	0	0	0	0	0	0	0	0
6/146	Carlton Mill	Carlton	16	Brownfield land	Council assumptions	Planning permission for residential development (2003/2775 and 2003/2776) granted in April 2004. Information from SHLAA 2013 consultation states that the "works had commenced prior to the 5 year time limit and the applications (2003/2775 and 2003/2776) are extant". The 2003/0775 and 2003/0776 permissions comprised 12 flats and 1 house. In February 2015, planning permission was granted for 3 additional flats (2014/1251 and 2014/1252).	0	0	8	8	0	0	0	0	0	0	0
6/951	Cavendish Avenue (11)	Carlton	1	Brownfield land	Council assumptions	This site has planning permission (2015/0759) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0
6/893	Cavendish Road (263)	Carlton	4	Greenfield land	Council assumptions	Planning permission for residential development (2014/0350) granted in May 2014.	0	4	0	0	0	0	0	0	0	0	0
6/895	Chandos Street (7)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2013/1417) granted in May 2014.	0	0	2	0	0	0	0	0	0	0	0
6/1008	Cheadle Close (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0639) granted in August 2016.	0	0	1	0	0	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/1431).	1	0	0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1287) granted in January 2015.	0	1	0	0	0	0	0	0	0	0	0
6/980	Daisy Road (17)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	This site has planning permission (2015/0821) for the extension and conversion of an existing flat to create an additional flat, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/897	DBH House	Carlton	14	Brownfield land	Council assumptions	Planning permission for residential development (2016/1002) granted in December 2016. Site visit indicates that development has started on site.	7	7	0	0	0	0	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0263) granted in November 2016.	0	0	0	0	2	0	0	0	0	0	0
6/1014	Ernest Road (64A)	Carlton	1	Brownfield land	n/a	Information from the SHLAA 2017 consultation states that the site is now complete. This has been confirmed by Local Tax (July 2017).	1	0	0	0	0	0	0	0	0	0	0



Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions													
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28			
							2017-18	2018-19	2019-20	2020-21	2021-22									
6/953	Ethel Avenue (21)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	SHLAA consultation response 2017	This site has planning permission (2014/0856) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information from the SHLAA 2017 consultation states that the construction of the first house started in 2016/17 and due to complete in 2017. The existing dwelling (i.e. second house) is expected to be demolished and rebuild in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/689	Festus Street (2, Rear Of)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	Planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	0	0	2	0	0	0	0	0	0	0	0
6/898	Florence Road (26)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1374) granted in April 2015.	0	1	0	0	0	0	0	0	0	0	0	0	0	0
6/499	Forester Road (24, Land Adj To)	Carlton	1	Greenfield land	SHLAA consultation response 2016	Site is currently under construction (2008/0290). Information from the previous SHLAA 2016 consultation states plot completed during 2016. This plot has not yet been signed off as 'complete' by Building Control. Assume the plot will be signed off in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0387) granted in June 2014.	0	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1015	Gedling Care Home	Carlton	14	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2014/0169) granted in May 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of mid 2018.	0	14	0	0	0	0	0	0	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/ Netherfield	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. At 31 March 2017, one replacement plot has been built and the remaining 4 plots have not been completed so assume they will be fully built in 2017/18.	4	0	0	0	0	0	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2017	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2017 consultation states that the applicant intends to develop plot around 2021/22.	0	0	0	0	1	0	0	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2015/0693).	4	0	0	0	0	0	0	0	0	0	0	0	0	0
6/502	Jessops Lane (114-120, Land Rear Of)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2008/0291).	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/1022	Lymn Avenue (18, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0269) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0	0	0	0
6/982	Main Road (80)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1328) granted in January 2016.	0	0	1	0	0	0	0	0	0	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Planning permission for residential development (2016/0716) granted in August 2016.	0	0	0	3	0	0	0	0	0	0	0	0	0	0
6/984	Main Road (98)	Carlton	2	Brownfield land	Council assumptions	This site has planning permission (2015/0261) for the conversion of 2 existing dwellings to 4 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0	0	0	0	0
6/1011	Manor Cottage	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0751) granted in September 2016. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of September 2017.	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
							2017-18	2018-19	2019-20	2020-21	2021-22							
6/1023	Mapperley Plains (146)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0348) granted in June 2016. Information from the SHLAA 2017 consultation states the site is completed, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0
6/901	Meadow Road (70, 72 & 74)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Planning permission for residential development (2017/0454) granted in June 2017. Information from the previous SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. At 31 March 2017, the plot has not been built so assume it will be built in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0
6/200	Midland Road	Carlton	6	Greenfield land	SHLAA consultation response 2017	Planning permission (2016/0632) granted in July 2017. Information from the SHLAA 2017 consultation states that the site will be delivered from 2019/20.	0	0	6	0	0	0	0	0	0	0	0	0
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066).	1	0	0	0	0	0	0	0	0	0	0	0
6/206	Midland Road (30)	Carlton	2	Predominantly greenfield land (>50%)	Council assumptions	This site has planning permission (2014/0537) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.	0	2	0	0	0	0	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/1181) granted in December 2014.	0	1	0	0	0	0	0	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1289) granted in January 2017. Information from the SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18.	1	0	0	0	0	0	0	0	0	0	0	0
6/956	Northcliffe Avenue (4, Land Adj To)	Arnold/ Mapperley	4	Brownfield land	Council assumptions	Planning permission for residential development (2014/0242) granted in October 2015.	0	4	0	0	0	0	0	0	0	0	0	0
6/954	Northcliffe Avenue (37)	Carlton	1	50/50 brownfield and greenfield land	n/a	Site completed in April 2017.	1	0	0	0	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0764) granted in January 2017.	0	0	0	2	0	0	0	0	0	0	0	0
6/957	Perlethorpe Drive (garages)	Carlton	4	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0902) granted in January 2017. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18.	4	0	0	0	0	0	0	0	0	0	0	0
6/804	Pioneer Accident Repair Centre	Carlton	3	Brownfield land	Council assumptions	Site is currently under construction (2015/0827).	3	0	0	0	0	0	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2015/0566) granted for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0
6/823	Plains Road (92, Land Adj To)	Arnold/ Mapperley	4	Greenfield land	Council assumptions	This site (4 plots) is part of planning permission for residential development (2014/1217).	4	0	0	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/ Mapperley	14	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. It is noted that planning permission has been granted for 1 home as a self build dwelling adjacent to the site (2017/0556).	0	0	0	7	7	0	0	0	0	0	0	0
6/959	Porchester Road (162)	Carlton	2	Brownfield land	Council assumptions	Planning permission for residential development (2015/0311) granted in May 2015.	0	0	2	0	0	0	0	0	0	0	0	0
6/878	Porchester Road (182)	Carlton	1	Brownfield land	Council assumptions	Planning permission for residential development (2014/1009) granted in November 2014.	0	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/960	Porchester Road (194)	Carlton	2	Greenfield land	Council assumptions	Planning permission for residential development (2015/0263) granted in May 2015.	0	0	2	0	0	0	0	0	0	0	0
6/961	Porchester Road (200)	Carlton	4	Brownfield land	Council assumptions	Planning permission for residential development (2015/0426) granted in June 2015. Information from the previous SHLAA 2016 consultation indicates the site has been sold and no timescale given for development.	0	0	4	0	0	0	0	0	0	0	0
6/990	Prospect Road (90)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0748) granted in February 2017. Information from the SHLAA 2017 consultation states that the applicant intends to build plot in 2018/19.	0	1	0	0	0	0	0	0	0	0	0
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/0314) granted in July 2015. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18.	1	0	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received in 2017 indicates that the site is currently on the market and it is expected the site be completed within the next 3 years after permission granted.	0	0	0	8	0	0	0	0	0	0	0
6/175	Sandford Road (44)	Arnold/ Mapperley	6	Predominantly greenfield land (>50%)	Council assumptions	This site has planning permission for (2014/0918) for a replacement dwelling with 7 dwellings, net gain of 6 dwellings.	0	6	0	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site is currently under construction (2008/0287). Site has been cleared and work has been delayed on site whilst the developer negotiates with the County Council about some highway construction requirements.	11	11	11	11	0	0	0	0	0	0	0
6/964	Southdale Road (112)	Carlton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1089) granted in December 2015.	0	0	1	0	0	0	0	0	0	0	0
6/1030	Spencer Avenue (23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0114) granted in April 2016.	0	0	1	0	0	0	0	0	0	0	0
6/246	Standhill Road (161, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2012/0962).	1	0	0	0	0	0	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0069).	1	0	0	0	0	0	0	0	0	0	0
6/965	The Cavendish Pub	Carlton	41	Brownfield land	SHLAA consultation response 2017	Site is currently under construction (2014/0559). Information from the SHLAA 2017 consultation provides the anticipated completion date of February 2018.	41	0	0	0	0	0	0	0	0	0	0
6/905	The Elms (2A)	Colwick/ Netherfield	2	Brownfield land	Council assumptions	This site has planning permission (2014/1322) for the extension and conversion of an existing dwelling to 3 dwellings, net gain of 2 dwellings.	0	0	2	0	0	0	0	0	0	0	0
6/164	Victoria Road (58)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	This site has planning permission (2015/1290) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2017	Planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the SHLAA 2017 consultation states the applicant intends to develop the site around 2022/23.	0	0	0	0	0	1	0	0	0	0	0
6/966	Westdale Lane West (437)	Arnold/ Mapperley	2	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2015/0929). Information from the SHLAA 2017 consultation states that the two plots will be completed in August/September 2017.	2	0	0	0	0	0	0	0	0	0	0
6/137	Wood Lane	Carlton	13	Greenfield land	Telephone call with developer/ landowner (May 2017)	This site has been allocated for residential development in the Gedling Borough Replacement Local Plan (July 2005). Planning application (2017/0455) for 13 dwellings was submitted in March 2017 was granted in August 2017 subject to the signing of the s106. Information received in 2017 indicates that the commencement of the site will start in late 2017 and the completion of the site will be within one year.	0	13	0	0	0	0	0	0	0	0	0

Total								183	91	54	48	24	3	0	0	0	0	0
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**Sites below the threshold**

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	35	Greenfield land	Telephone call with landowner (July 2017)	Due to the topography, it is estimated that 35 dwellings can be provided on site. Information received in 2017 indicates that the site does not need to be accessed from the Gedling Access Road (GAR) and the construction of the GAR does not have any implications for the timing for delivery of the site. Pre-application discussions took place in 2015 and were updated in late 2016. Outline application for 30-35 dwellings anticipated within the next 3-6 months and the site sold by the end of April 2018 with covenant attached to the sale of the site to ensure that there is detailed permission within 9 months and the site complete within 24 months (18 dwellings per year).  <u>Additional information:-</u> Site ownership: Nottingham City Council. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none"> <li>• Coal Mining Development – Low Risk Area</li> <li>• Adjacent to Tree Preservation Orders</li> <li>• Agricultural land grade 3</li> <li>• Adjacent to Gedling Country Park</li> </ul> S106 requirements: Open space, affordable housing, education and health.	0	0	18	17	0	0	0	0	0	0	0
6/1034	Derwent Crescent	Arnold/ Mapperley	9	Brownfield land	SHLAA consultation response 2017	The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes with construction of the site to start in 2020/21 with anticipated completion in 2021/22. Information from the SHLAA 2017 consultation states that a pre-application has been submitted.  <u>Additional information:-</u> Site ownership: Private landowners. Viability: Strong market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"> <li>• Coal Mining Development – Low Risk Area</li> </ul> S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	9	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions based on telephone call with developer/ landowner (May 2017)	Planning permission (2013/0253) for 5 dwellings lapsed in September 2016. Planning application (2016/0726) for 12 dwellings submitted in June 2016 and is currently being determined. The site boundary has been amended in 2017 to incorporate the 2016/0726 planning application. Assume the application will be granted during 2017/18 and developer/landowner has since confirmed that the site will be delivered 3 years after permission is granted.  <u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"> <li>• Coal Mining Development – Low Risk Area</li> </ul> S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.	0	0	0	6	6	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/797	Warren Hill Community Church	Bestwood St Albans	6	Brownfield land	Council assumptions based on telephone call with landowner (May 2017)	Planning permission (2013/0555) lapsed in August 2016. Planning application (2017/0557) for 6 dwellings was submitted in August 2017 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2021/22 onwards.  <u>Additional information:-</u> Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"> <li>Coal Mining Development – Low Risk Area</li> </ul> S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.	0	0	0	0	6	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	12	Brownfield land	Telephone call with developer/ landowner (June 2017)	Planning permission (2010/0200) lapsed in May 2013. Planning application (2017/0157) for 12 apartments submitted on 3 February 2017 and is currently being determined. Assume the application will be granted during 2017/18. Information received in 2017 indicates that the landowner has confirmed that development will commence in September/October 2017 and should be completed mid 2018.  <u>Additional information:-</u> Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"> <li>Coal Mining Development – Low Risk Area</li> <li>Surface Water Flooding – Low</li> </ul> S106 requirements: No open space as site is below 0.4 ha threshold. Affordable housing required. County requirements may be required e.g. health and education.	6	6	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>6</b>	<b>6</b>	<b>18</b>	<b>23</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2017:-

- 36 homes

### Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
ACS	North of Papplewick Lane	Gedling Rural North	237	Greenfield land	Council assumptions	SHLAA site 6/463. 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.	0	60	60	60	57	0	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	809	Greenfield land	Letter from Nottinghamshire County Council (February 2017) (EX/50)	SHLAA site 6/989. 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.	2	0	25	100	100	100	100	100	100	100	82
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	Hearing session / email from developer/ landowner (March 2017)	SHLAA site 6/460. 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.	0	0	30	35	35	20	0	0	0	0	0
<b>Total</b>							<b>2</b>	<b>60</b>	<b>115</b>	<b>195</b>	<b>192</b>	<b>120</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>82</b>

### Sites with planning permission

None.

### Sites below the threshold

None.

## Bestwood Village

Net completions 1 April 2011 to 31 March 2017:-

- 66 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
H11	The Sycamores	Bestwood St Albans	25	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/484. 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.	0	8	8	9	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is proposed for allocation in the Local Planning Document (site H12). Planning application (2014/0238) for 101 homes on part of the site was granted in February 2015 subject to the signing of the s106. Information from the SHLAA 2017 consultation provides the projected completions based on the updated market information given at July 2017.	0	25	25	26	25	25	25	25	34	0	0
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Email from developer/ landowner (March 2017)	SHLAA site 6/20. 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.	0	0	0	0	0	35	37	37	37	37	37
<b>Total</b>							<b>0</b>	<b>33</b>	<b>33</b>	<b>35</b>	<b>25</b>	<b>60</b>	<b>62</b>	<b>62</b>	<b>71</b>	<b>37</b>	<b>37</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
							2017-18	2018-19	2019-20	2020-21	2021-22							
6/73	Bestwood Hotel	Bestwood St Albans	6	Brownfield land	Council assumptions	The conversion of the hotel into 6 flats was 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	0	0	0	0	0	0	0	0	0	0	0
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0640) granted in July 2016.	0	0	0	2	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/877	Land at Park Road/Broad Valley Drive (1)	Bestwood St Albans	3	Greenfield land	Council assumptions	Planning permission for residential development (2016/0254) granted in April 2016.	0	0	0	3	0	0	0	0	0	0	0
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0253) granted in April 2016.	0	0	0	2	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2017	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.	0	3	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>6</b>	<b>3</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites below the threshold**

None.



## Calverton

Net completions 1 April 2011 to 31 March 2017:-

- 159 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
H14	Dark Lane	Calverton	72	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/130. The site is proposed for allocation in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the SHLAA 2017 consultation states that the access road into the site constructed for phase 1 and development on site to start in 2018/19 and to be continued over 4-5 years.	0	18	18	18	18	0	0	0	0	0	0
H15	Main Street	Calverton	75	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/544. The site is proposed for allocation in the Local Planning Document (site H15). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	25	25	25	0	0	0	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is proposed for allocation in the Local Planning Document (site H16). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	25	50	50	50	50	50	50	15	0	
X4	Flatts Lane	Calverton	60	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/37. The site is proposed for allocation in the Local Planning Document (site X4). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	0	30	30	0	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>68</b>	<b>123</b>	<b>123</b>	<b>68</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>15</b>	<b>0</b>

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/945	Bonner Lane (75)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2015/0353).	1	0	0	0	0	0	0	0	0	0	0
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0805) granted in December 2016.	0	0	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/0645) granted in August 2015.	0	0	1	0	0	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Planning permission for residential development (2015/1358) granted in April 2016.	0	0	0	2	0	0	0	0	0	0	0
6/890	Crookdole Lane (71-73)	Calverton	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2012/0716) granted in June 2014. Information from the SHLAA 2017 consultation states that the plot is now built and awaiting sign off.	1	0	0	0	0	0	0	0	0	0	0
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	0	1	0	0	0	0	0	0	0	0	0
6/891	Hollinwood Lane (5)	Calverton	1	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2015/0443).	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2016	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). Site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the previous SHLAA 2016 consultation indicates that the change of use scheme will provide 2 homes during 2018/19 and 1 replacement dwelling in 2019/20.	0	2	1	0	0	0	0	0	0	0	0
6/452	Longue Drive	Calverton	3	Greenfield land	n/a	Site complete. This has been confirmed by Local Tax (July 2017).	3	0	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	19	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2008/0700). Information from the SHLAA 2017 consultation states that, as at July 2017, 17 plots remaining on the site. 15 plots are under construction and the applicant intends to complete 7 plots by the end of March 2018 (NB the 2 plots built between April and July 2017 means the 2017/18's figure is 9) with 8 plots scheduled for completion in 2018/19. The remaining 2 plots are not expected to be developed until after 2022/23.	9	8	0	0	0	0	2	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	2	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2008/0268). As at 31 March 2017, 8 dwellings completed and 2 dwellings remaining. Information from the SHLAA 2017 consultation states that the applicant intends to complete plot 71 in 2017/18 and develop plot 70 around 2022-23.	1	0	0	0	0	1	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Site is currently under construction (2011/1268).	2	0	0	0	0	0	0	0	0	0	0
6/154	Mansfield Lane (110-112)	Calverton	6	Brownfield land	Council assumptions	Site is currently under construction (2004/1471).	6	0	0	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Site is currently under construction. Information from the SHLAA 2017 consultation states that the applicant intends to build 1 plot around 2021/22 and the remaining 4 plots have been proposed as open space in the draft Calverton Neighbourhood Plan (2017). The Neighbourhood Plan is currently being considered by the Examiner who will confirm whether the open space will be recommended for inclusion in the Calverton Neighbourhood Plan. Assumption that the 4 plots will not be developed.	0	0	0	0	1	0	0	0	0	0	0
6/733	Spring Farm Kennels	Calverton	2	Brownfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2012/0187) granted in April 2012. Information from the SHLAA 2017 consultation indicates that the construction of the site is currently underway.	0	2	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (A)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2015/0431) granted in August 2015. Information from the SHLAA 2017 consultation indicates that the site is for sale.	0	0	1	0	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (B)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Site is currently under construction (2015/1333).	0	1	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 3)	Calverton	1	Greenfield land	Consultation assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2014/0703) granted in November 2014. Information from the SHLAA 2017 consultation indicates that the construction of the site is currently underway.	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
6/686	The Cherry Tree	Calverton	14	Brownfield land	Council assumptions	Site is currently under construction (2012/1009). Site has been sold to another developer. Assume homes will be built from 2017/18 onwards.	7	7	0	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>31</b>	<b>22</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Sites below the threshold**

None.

## Ravenshead

Net completions 1 April 2011 to 31 March 2017:-

- 93 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Information from the SHLAA 2017 consultation states that the site would be delivered within five years.	0	10	10	10	0	0	0	0	0	0	
H18	Longdale Lane B	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/39 is proposed for allocation in the Local Planning Document (site H18). A planning application (2014/0273) is currently being determined.	0	5	20	5	0	0	0	0	0	0	
H19	Longdale Lane C	Gedling Rural North	70	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Site has planning permission for 70 homes (2013/0836). Information from the SHLAA 2017 consultation states that the applicant intends to build 70 dwellings during 2018/19.	0	70	0	0	0	0	0	0	0	0	
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land (>50%)	SHLAA 2017 consultation (part) / meeting with landowners (July 2017)	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is proposed for allocation in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	10	10	0	0	0	0	0	0	
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land (>50%)	SHLAA 2017 consultation (part) / meeting with landowners (July 2017)	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is proposed for allocation in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	10	10	10	0	0	0	0	0	
<b>Total</b>							<b>0</b>	<b>85</b>	<b>50</b>	<b>35</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/214	Chapel Lane (148, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Planning permission for residential development (2017/0218) granted in April 2017.	0	0	0	1	0	0	0	0	0	0	
6/640	Grays Drive (Greendales)	Gedling Rural North	1	Greenfield land	Council assumptions	Plot 2 (2013/0554) was completed in May 2016. Plot 1 is currently under construction (2011/0051).	1	0	0	0	0	0	0	0	0	0	
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Planning permission for residential development (2014/0951) granted in September 2014.	0	1	0	0	0	0	0	0	0	0	
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0264) granted in June 2016.	0	0	3	0	0	0	0	0	0	0	

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	1	0	0	0	0	0	0	0	0	0
6/968	Longdale Lane (225)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1142) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished.	1	0	0	0	0	0	0	0	0	0	0
6/969	Milton Crescent (11)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2016/1238) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	0	1	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2012/1187) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/639	Sheepwalk Lane (20)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2010/0968) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Planning permission (2016/0956) granted for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	0	0	1	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	2	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Planning permission for residential development (2016/0060) granted in August 2016 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Information from the SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	0	2	0	0	0	0	0	0	0	0	0
6/310	Sheepwalk Lane (94)	Gedling Rural North	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/1159).	4	0	0	0	0	0	0	0	0	0	0
6/972	Sheepwalk Lane (97)	Gedling Rural North	2	50/50 brownfield and greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission (2015/1257) granted for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished. Information from the SHLAA 2017 consultation states that construction on site has started.	2	0	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain is zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0
6/973	Vernon Crescent (34)	Gedling Rural North	1	Brownfield land	n/a	Site completed in April 2017.	1	0	0	0	0	0	0	0	0	0	0
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	Council assumptions	This site is part of planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the previous SHLAA 2016 consultation reveals this site has been sold.	0	1	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>12</b>	<b>5</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites below the threshold**

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2017:-

- Burton Joyce = 12 homes
- Lambley = 16 homes
- Linby = 2 homes
- Newstead = 1 home
- Papplewick = 2 homes
- Stoke Bardolph = zero
- Woodborough = 11 homes

## Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H20	Mill Field Close	Gedling Rural South	23	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/469. The site is proposed for allocation for 20 homes in the Local Planning Document (site H20). Planning permission for 23 homes (2015/0424) granted on 14 March 2017 and includes s106. Information from the SHLAA 2017 consultation states that the site is currently on the market.	0	10	13	0	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/537. The site has been proposed for housing allocation in the Local Planning Document (site H21). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/132. The boundary has been amended in 2017 to include the public house. The site is proposed for allocation in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028 unless new information is provided. Information from the SHLAA 2017 consultation states that the landowner is considering options it has for providing an appropriate access to the site.	0	0	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/196. The site is proposed for allocation in the Local Planning Document (site H23). This site has planning permission for residential development (2007/0831) and development has begun. Permission for one plot (2016/0888) granted 1 November 2016 and is currently under construction. Information from the SHLAA 2017 consultation provides the delivery rates for the site.	1	1	0	0	0	0	2	2	2	2	2
H24	Broad Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/776 and 6/840) is proposed for allocation in the Local Planning Document (site H24). Information from the SHLAA 2017 consultation provides the delivery rates for the site.	0	10	5	0	0	0	0	0	0	0	0
<b>Total</b>							<b>1</b>	<b>36</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

## Sites with planning permission

### Burton Joyce

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1407) granted in February 2016.	0	0	1	0	0	0	0	0	0	0	0
6/888	Bridle Road (Barn to the Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0643).	1	0	0	0	0	0	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2017	The site is in the Green Belt and adjacent to Burton Joyce village. Planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. The whole site is not proposed for allocation in the Local Planning Document.	0	10	4	0	0	0	0	0	0	0	0
6/142	Kapur (Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2015/0072) granted in March 2015.	0	0	1	0	0	0	0	0	0	0	0
6/729	Lambley Lane (15)	Gedling Rural South	2	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2012/0351) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Local Tax confirms plot 1 (replacement dwelling) is built and assume the remaining 2 plots will be fully built in 2017/18.	2	0	0	0	0	0	0	0	0	0	0
6/942	Lambley Lane (29) plots 2-4	Gedling Rural South	3	Greenfield land	Council assumptions	Planning permission for residential development (2015/0851) granted in October 2015.	0	0	3	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2015/1100) granted in October 2015.	0	0	1	0	0	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/1236) granted in January 2017. Information from the SHLAA 2017 consultation states that construction of the site is currently underway.	0	2	0	0	0	0	0	0	0	0	0
6/1021	Wellington Road (4)	Gedling Rural South	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0343) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>3</b>	<b>12</b>	<b>10</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Lambley

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2017/0164) granted in May 2017.	0	0	0	0	1	0	0	0	0	0	0
6/1016	Lambley House	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0275) granted in May 2016.	0	0	0	1	0	0	0	0	0	0	0
6/1024	Land North Of The Lambley	Gedling Rural South	3	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/0572) granted in May 2016. Information from the SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	0	3	0	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions	Planning permission for residential development (2016/0899) granted in January 2017.	0	0	0	4	0	0	0	0	0	0	0
6/1037	Spring Lane (294)	Gedling Rural South	4	Brownfield land	Council assumptions	This site has permitted development rights (Class O) for change of use of offices to residential (2016/0367PN) and is currently under construction.	0	4	0	0	0	0	0	0	0	0	0
6/907	Spring Lane (300)	Gedling Rural South	1	Brownfield land	Council assumptions	Planning permission for residential development (2014/0605) granted in October 2014.	0	1	0	0	0	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/0987) granted in March 2017. Information from the SHLAA 2017 consultation states that the site is currently on the market.	0	0	0	1	0	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Linby

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/1009	Main Street (25)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0736) for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



Newstead

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/216	Fraser Street (Site of 36)	Newstead	8	Brownfield land	Council assumptions	Planning permission for residential development (2016/0917) granted in October 2016. The site boundary amended in 2017 to incorporate planning permission 2016/0917. Information received in 2017 indicates work on site has started.	0	0	0	0	8	0	0	0	0	0	0
<b>Total</b>							<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
							2017-18	2018-19	2019-20	2020-21	2021-22						
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Planning permission for residential development (2016/0789) granted in September 2016. Information from the SHLAA 2017 consultation states that the site has been sold.	0	0	0	1	0	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Planning permission for residential development (2016/1099) granted in February 2017. Information from the SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of April/May 2018.	0	1	0	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2005/1222).	1	0	0	0	0	0	0	0	0	0	0
6/789	Main Street (147)	Gedling Rural South	5	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2013/0252) granted for a replacement dwelling with 6 dwellings, net gain of 5 dwellings.	0	0	5	0	0	0	0	0	0	0	0
6/915	Main Street (161, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0983).	1	0	0	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090).	2	0	0	0	0	0	0	0	0	0	0
<b>Total</b>							<b>4</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Sites below the threshold**

None.

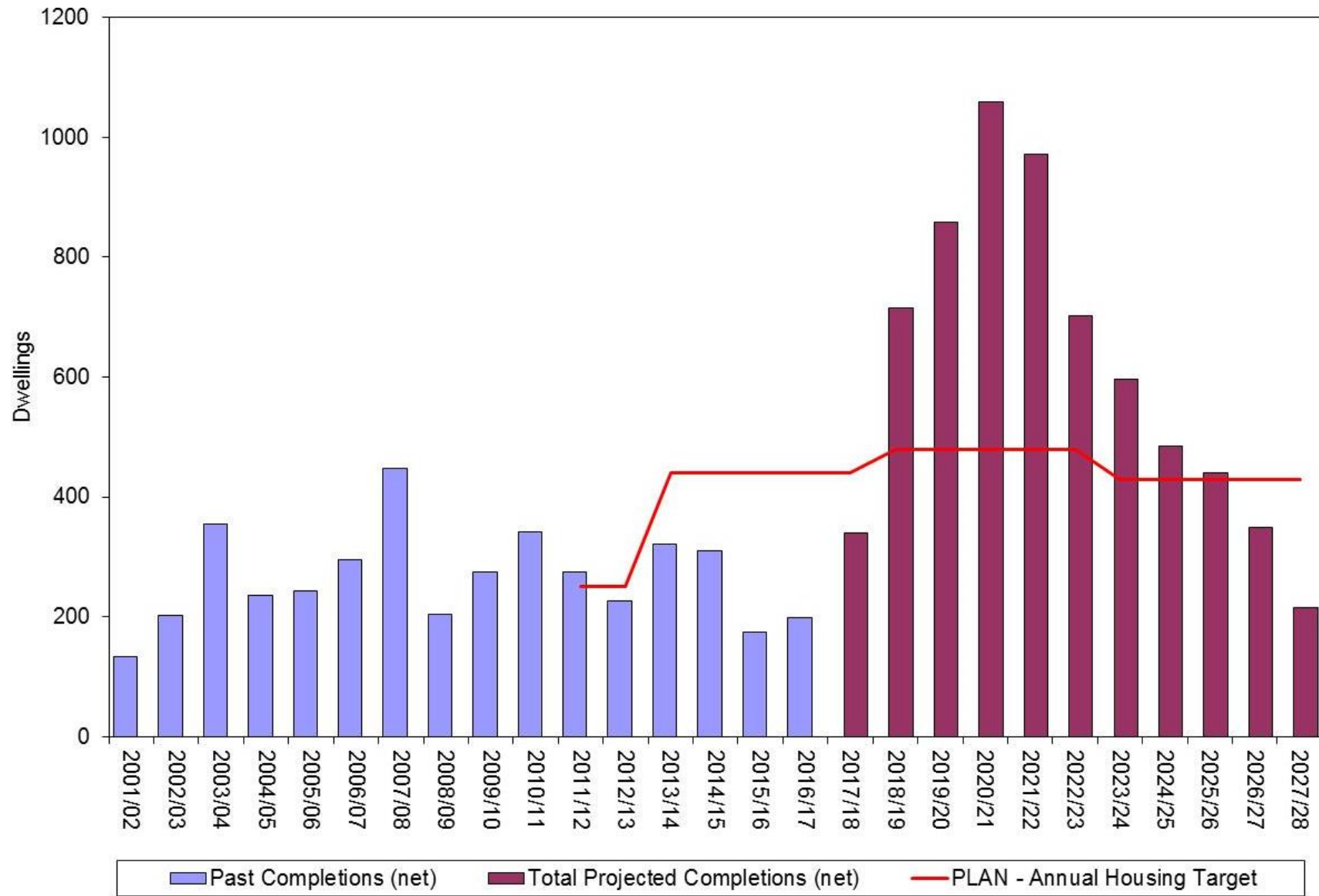
## Appendix D: Detailed Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Past Completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>												<b>1506</b>
Past completions (net) - urban area	183	199	296	206	120	104												1108
Past completions (net) - Hucknall	0	0	0	0	0	36												36
Past completions (net) - Bestwood Village	30	2	1	19	0	14												66
Past completions (net) - Calverton	16	3	10	64	56	10												159
Past completions (net) - Ravenshead	42	15	5	15	-5	21												93
Past completions (net) - Burton Joyce	0	2	1	0	2	7												12
Past completions (net) - Lambley	3	3	2	2	1	5												16
Past completions (net) - Linby	1	0	1	1	0	-1												2
Past completions (net) - Newstead	0	0	1	0	0	0												1
Past completions (net) - Papplewick	1	0	0	2	0	-1												2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0												0
Past completions (net) - Woodborough	-1	3	4	2	0	3												11
<b>Urban area - planning permissions</b>							<b>183</b>	<b>91</b>	<b>54</b>	<b>48</b>	<b>24</b>	<b>3</b>						<b>403</b>
<b>Urban area - ACS and LPD allocations</b>							<b>91</b>	<b>285</b>	<b>424</b>	<b>542</b>	<b>580</b>	<b>428</b>	<b>340</b>	<b>230</b>	<b>178</b>	<b>155</b>	<b>55</b>	<b>3308</b>
Teal Close							56	90	90	95	95	95	95	95	58	95	55	824
H1 - Rolleston Drive							17	35	35	35	18							140
H2 - Brookfields Garden Centre									5	25	30	30						90
H3 - Willow Farm									40	40	30							110
H4 - Linden Grove										20	40	40	15					115
H5 - Lodge Farm Lane									10	50	50	40						150
H6 - Spring Lane						27	61	62										150
H7 - Howbeck Road/Mapperley Plains									65	70	70							205
H8 - Killisick Lane									15	50	55	55	55					230
H9 - Gedling Colliery/Chase Farm							30	120	120	120	120	120	120	120	120	60		1050
X1 - Daybook Laundry									9	20	20							49
X2 - West of A60 A							30	30	12									72

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B									50	50	50							150
<b>Urban area - sites below threshold</b>							6	6	18	23	21							74
<b>Edge of Hucknall - planning permissions</b>																		0
<b>Edge of Hucknall - ACS and LPD allocations</b>							2	60	115	195	192	120	100	100	100	100	82	1166
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2		25	100	100	100	100	100	100	100	82	845
H10 - Hayden Lane									30	35	35	20						120
<b>Edge of Hucknall - sites below threshold</b>																		0
<b>Bestwood Village - planning permissions</b>							6	3		7								16
<b>Bestwood Village - LPD allocations</b>								33	33	35	25	60	62	62	71	37	37	455
H11 - The Sycamores								8	8	9								25
H12 - Westhouse Farm								25	25	26	25	25	25	25	34			210
H13 - Bestwood Business Park												35	37	37	37	37	37	220
<b>Bestwood Village - sites below threshold</b>																		0
<b>Calverton - planning permissions</b>							31	22	3	3	1	1	2					63
<b>Calverton - LPD allocations</b>								68	123	123	68	50	50	50	50	15		597
H14 - Dark Lane								18	18	18	18							72
H15 - Main Street								25	25	25								75
H16 - Park Road								25	50	50	50	50	50	50	50	15		390
X4 Flatts Lane									30	30								60
<b>Calverton - sites below threshold</b>																		0
<b>Ravenshead - planning permissions</b>							12	5	5	1								23
<b>Ravenshead - LPD allocations</b>								85	50	35	10							180
H17 - Longdale Lane A								10	10	10								30
H18 - Longdale Lane B								5	20	5								30
H19 - Longdale Lane C								70										70
X5 Kighill Lane A									10	10								20
X6 Kighill Lane B									10	10	10							30
<b>Ravenshead - sites below threshold</b>																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
<b>Other villages - planning permissions</b>							7	22	15	8	9							61
Burton Joyce - planning permissions							3	12	10	1								26
Lambley - planning permissions								8		6	1							15
Linby - planning permissions								1										1
Newstead - planning permissions											8							8
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions							4	1	5	1								11
<b>Other villages - LPD allocations</b>							1	36	18				2	2	2	2	2	65
H20 - Mill Field Close (Burton Joyce)								10	13									23
H21 - Orchard Close (Burton Joyce)								15										15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)							1	1					2	2	2	2	2	12
H24 - Broad Close (Woodborough)								10	5									15
<b>Other villages - sites below threshold</b>																		0
<b>Windfall allowance</b>										40	40	40	40	40	40	40	40	320
<b>Total Projected Completions</b>							339	716	858	1060	970	702	596	484	441	349	216	6731
<b>Cumulative Completions</b>	275	502	823	1134	1308	1506	1845	2561	3419	4479	5449	6151	6747	7231	7672	8021	8237	8237
<b>PLAN - Annual Housing Target</b>	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
<b>PLAN - Housing Target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	25	2	-117	-246	-512	-754	-855	-619	-241	339	829	1051	1217	1271	1282	1201	987	
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	541	521	479	396	300	220	126	6	-211	-771	-987
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

\* Where sites allocated in the Local Planning Document have planning permission, the number of permitted homes is used.



## Appendix E: Windfall Allowance

E.1 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the National Planning Policy Framework. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA. The right hand column of **Table E1** considers only small windfall completions excluding garden land. The windfall allowance figure was based on completions on small sites (less than 10 dwellings) in the last 10 years (2007 and 2017). The average number of small windfall completions excluding garden land is 45 dwellings per year.

**Table E1: Windfall completions 2007 to 2017**

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
2007/08	475	115	61
2008/09	214	75	39
2009/10	282	72	35
2010/11	386	110	84
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
2016/17	210	81	52
<b>Average</b>	<b>293</b>	<b>76</b>	<b>45</b>

E.2 **Appendix E1** lists out those sites which comprise the small windfall completions excluding garden land for each of the years referred to in Table E1.

E.3 Previous five year land supply assessments assumed the windfall allowance would be delivered in the last five years of the plan period. This approach has been revisited. Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The evidence as shown in **Table E1** shows that windfall completions (in accordance with the National Planning Policy Framework) have come forward at an average rate of 45 dwellings per annum over the last 10 year period. This figure has been rounded down and a windfall allowance figure of 40 dwellings per annum is now used.

E.4 **Table E2** looks at small windfall completions (excluding garden land) by land use category and demonstrates that completions arise from the following land uses:-

- Residential and redevelopment and conversion of existing properties;
- Residential garage courts;
- Redevelopment and conversion of office/commercial buildings, including shops and drinking establishments;
- Assembly and leisure uses;
- Conversion/redevelopment of agricultural buildings and barns;
- Light and general industry, storage and distribution;
- Vacant/underused land; and
- Other sources.

**Table E2: Small windfall completions (excluding garden land) by land use category 2007 to 2017**

Year	Residential use	Residential garage blocks	Commercial use *, including offices (B1a)	Open space	Agricultural use/ stables	Employment use, including builders yard	Car park	Other **	Total
2007/08	21	12	11	6	3	2	0	6	61
2008/09	14	0	20	2	1	1	0	1	39
2009/10	19	0	13	2	1	0	0	0	35
2010/11	27	1	24	6	9	3	6	8	84
2011/12	23	1	6	0	1	1	0	2	34
2012/13	10	0	3	0	2	1	0	5	21
2013/14	15	0	27	0	2	0	0	0	44
2014/15	16	0	15	0	1	1	0	9	42
2015/16	13	0	16	0	1	4	0	0	34
2016/17	19	6	19	7	0	0	0	1	52
<b>Total</b>	<b>177</b>	<b>20</b>	<b>154</b>	<b>23</b>	<b>21</b>	<b>13</b>	<b>6</b>	<b>32</b>	<b>446</b>
<b>Average</b>	<b>18</b>	<b>2</b>	<b>15</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>45</b>

\* including retail shops, banks, public houses, leisure facilities, social clubs

\*\* including school and church buildings, utilities sites and undeveloped/vacant land

E.5 In essence, **Table E2** provides a detailed breakdown of the right hand column of **Table E1**.

E.6 The largest source of windfall completions (excluding garden land) as shown in **Table E2** involves the intensification of existing residential uses through the

redevelopment of an existing dwelling for two or more dwellings<sup>25</sup> or by conversion to flats. In total, 177 homes were from this source which accounted for 40% of windfall completions over the period 2007 to 2017. This is closely followed by redevelopment, conversion and change of use of commercial properties amounting to 35%, principally shops and offices. The other category includes a variety of land uses, such as school buildings, community buildings, nurseries and sub stations which together contributed 7%. Residential garage blocks and open space both contributed about 5%. Gedling Borough in partnership with Gedling Homes has been proactive in identifying potential garage block sites for development and whilst these would be expected to be progressed through the SHLAA process, some may also come forward as windfall. The Council's Housing Strategy Team is aware of several other garage sites with potential for redevelopment for housing. Within the rural area, the conversion and change of use of rural buildings is an important source of windfall sites.

- E.7 Former employment sites have historically made a relatively small contribution, at 3%. Following a review of employment sites, the Council has identified that some sites, such as Rolleston Drive, could be released from the employment protection policy. Consequently, planning permission was granted for 14 homes following the demolition of former factory premises on the south side of Rolleston Drive. The land on the north side of Rolleston Drive site is allocated for housing development in the Local Planning Document (site H1). The remaining significant employment areas are protected for employment use in the Local Planning Document. However, there are numerous small and individual employment premises that are not within designated protected employment areas in the Borough and that could potentially become available for other uses.
- E.8 Careful consideration has been given as to whether compelling evidence exists to demonstrate that windfall sites will continue to provide a reliable source of supply. Potential sources of windfall sites are now considered in turn:-

#### Residential redevelopment and conversions

- E.9 As shown in **Table E2**, this category accounted for 40% of windfalls and a steady output of completions annually, ranging from 14 units to 27 units per annum over the period 2007-2017, averaging 18 homes per year. The Council considers that this trend will continue for the following reasons:-
- Gedling Borough has a relatively large housing stock of about 50,000 homes, 80% of which are in the urban area;
  - Gedling Borough contains a high proportion of detached and semi-detached properties;

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<sup>25</sup> For example, the redevelopment of a single dwelling for four dwellings, where one dwelling will be recorded as being on brownfield land and the remaining three will be recorded as being on greenfield land.



- Gedling Borough contains areas with large detached houses in large plots including in the rural area for example, the permission at Sandford Road (2010/0936) for the demolition of two dwellings and redevelopment for 10 homes;
- Gedling Borough has a number of larger rural settlements with suitable plots for infill / redevelopment;
- There is likely to be demand for smaller properties; and
- The improving housing market.

### Commercial uses

- E.10 This category comprised a major source of windfall in the past, contributing 35%. Gedling Borough has a large stock of business floorspace. Floorspace information from the Valuation Office Agency<sup>26</sup> indicates the Borough's stock of office floorspace is around 54,000 sq.m and there is around 175,000 sq. m of retail floorspace with other types of floorspace adding a further 76,000 sq m. In all this amounts to 305,000 sq.m and includes most types of commercial floorspace but is not exhaustive for example, it does not include public houses.
- E.11 Recent trends in both the public and private sector have been to increase floorspace efficiency as evidenced by the floorspace density per worker decreasing<sup>27</sup>. Gedling Borough has for example, accommodated other users within its property portfolio including a central government agency and the police freeing up space elsewhere for disposal. This is a common response by public sector agencies looking to dispose of premises and to consolidate their operations and likely to result in premises coming onto the market which are suitable for conversion to housing. The Council considers that there is significant potential within the office/commercial and community sector for redevelopment and changes of use and past trends are likely to continue. A good example of a conversion of former office space is at DBH House at Carlton Square for 12 units.
- E.12 Edge of centre locations especially with Arnold's secondary area also offer potential for redevelopment and changes of use.
- E.13 In conclusion, the past trend of conversions and changes of use of commercial floorspace is likely to continue for the following reasons:-
- The national government is seeking to significantly boost the supply of housing and has made changes to the General Permitted Development Order making it easier for commercial uses to be converted to dwellings;
  - There is likely to be demand for smaller properties; and
  - There is an improving housing market.

<sup>26</sup> Business Floorspace (Experimental Statistics) office, industrial and other floorspace 2012.

<sup>27</sup> <https://www.gov.uk/government/publications/employment-densities-guide>

## Open space

E.14 Open space sources contributed about 5% of the total. Whilst the policy presumption is to protect open space, this is subject to criteria including whether the site is surplus to requirements for open space in the locality. Areas of open space, especially in private ownership, do come forward for development in areas where these are surplus to requirements and/or underused and undervalued. For example pre-application discussions involving the partial development of open space for about six homes is ongoing on a site at Bestwood Village. It is anticipated that this contribution, albeit modest, will continue.

## Agricultural use/conversion of stables

E.15 This category has been a significant source within the rural area of the Borough contributing 5%. An example is the conversion of agricultural buildings at Lodge Farm, Calverton for four dwellings. It is considered this trend is likely to continue for the following reasons:-

- Gedling Borough covers a relatively large rural area and includes a high number of rural buildings;
- The Borough includes a number of larger villages with suitable buildings for conversion;
- There is a high demand for homes in the rural area which is also subject to Green Belt policy and a general presumption against development, making brownfield redevelopment and building conversions attractive; and
- The Government is seeking to boost the supply of homes in rural areas and has made changes to the General Permitted Development Order allowing the conversion of farm buildings to homes.

## Employment sites

E.16 Historically the contribution on small former employment sites has been modest contributing 3%. In recent decades there has been a general shift from traditional manufacturing industries towards service based occupations with older less viable industrial floorspace being redeveloped for other uses particularly housing. The stock of industrial floorspace is estimated at 461,000 square metres which is an increase on the 2002 figure although the stock of industrial space has fallen since 2005. The Employment Land Forecasting Study (August 2015) forecasts modest increases in employment across all sectors for Gedling but makes the point that even in declining industrial sectors new floorspace will be needed to replace older more obsolete stock. This source of potential windfall will undoubtedly continue contributing to the windfall supply for the following reasons:-

- The Borough contains numerous small premises that are not located on protected employment sites;
- There is a continuing shift from a manufacturing based local economy to a service based economy; and

- Businesses are likely to come forward where the owner is retiring and/or selling the land for higher residential land value.

E.17 Whilst large sites are not counted in the windfall supply, historically they have come forward as windfalls such as the former East Midlands Electricity Board Headquarters and Bestwood Business Park.

#### Other sources

E.18 Other sources are likely to continue contributing to the supply of windfall sites. It is Gedling Borough Council's experience that such sites, including former school buildings, churches, utilities sites, public services buildings and vacant land, will regularly come forward through the development management process.

E.19 Further work has been undertaken to consider the number of dwellings that have been granted planning permission on sites excluding garden land that were not previously included in the SHLAA database since 2011. **Table E3** shows that an average of 39 dwellings on small sites excluding garden land, that were not previously in the SHLAA database, come forward each year. This demonstrates that there has been no double counting.

E.20 This work further refines the conclusions of Table E1 and reaffirms the windfall allowance for the purposes of the housing supply for the Local Planning Document of 40 dwellings per annum. It is considered that this figure is a reasonable and realistic assumption, based on past rates.

**Table E3: Number of homes granted planning permission 2011 – 2017**

	Number of homes (net) on sites granted permission	Number of homes (net) on sites granted permission not in the SHLAA	Number of homes (net) on sites granted permission not in the SHLAA – large sites	Number of homes (net) on sites granted permission not in the SHLAA – small sites on garden land only	Number of homes (net) on sites granted permission not in the SHLAA – small sites excluding garden land
2011-12	305	65	29	10	26
2012-13	359	71	13	15	43
2013-14	208	81	8	22	51
2014-15	1,260	65	12	24	29
2015-16	662	114	51	30	33
2016-17	1,248	119	53	13	53
<b>Average</b>					<b>39</b>

Note: This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

- E.21 **Appendix E2** lists out those small sites excluding garden land that were not previously in the SHLAA database that have come forward for each of the years referred to in Table E3. The appendix also lists out large sites that were not previously in the SHLAA database that have come forward.
- E.22 The SHLAA contains details of sites with planning permission and this information is updated on an annual basis to take account of the new housing supply. It is considered that the information on sites with planning permission contained within the SHLAA is accurate as a forecast of delivery for Years 1 to 3 (given that a planning permission has a period of 3 years to commence). In order to avoid double counting, it is considered reasonable to include the windfall allowance of 40 dwellings per annum from Years 4 onwards. With eight years remaining in the plan period, this results in 320 dwellings from 2020 to 2028.
- E.23 Previously it was assumed that the windfall allowance would only be delivered in the urban area. This is no longer the case. **Table E4** sets out the distribution of windfall completions between 1 April 2011 and 31 March 2017 and demonstrates that 65 % of windfall completions have come forward in the urban area but 35% of windfall completions have come forward elsewhere in the Borough.

**Table E4: Distribution of windfall completions 2011 to 2017**

	<b>Windfall completions (net)</b>	<b>Percentage</b>
Urban area	500	65 %
Edge of Hucknall	0	0 %
Bestwood Village	36	5 %
Calverton	143	18 %
Ravenshead	46	6 %
Other villages	44	6 %
(Burton Joyce)	(12)	
(Lambley)	(16)	
(Linby)	(2)	
(Newstead)	(1)	
(Papplewick)	(2)	
(Stoke Bardolph)	(0)	
(Woodborough)	(11)	
<b>Total</b>	<b>769</b>	<b>100%</b>

## Appendix E1: Sites which comprise the small windfall completions 2007 to 2017

This appendix lists out those sites which comprise the small windfall completions (excluding garden land) for each of the years referred to in Table E1.

### 2007/08

Application Ref	Site Name	Locality	Units	Previous Land Use
2002/2004	Avonbridge Close	Arnold	4	Open space
2003/1682	Calverton Road (18, Land Adj To)	Arnold	1	Vacant plot
2005/0527	Coningsby Road (49)	Arnold	1	Residential
98/1263	Gedling Road (55a)	Arnold	2	Offices
98/1521	Maidens Dale (19b, Land Adj To)	Arnold	1	Undeveloped plot
2006/0663	Plains Road (65)	Arnold	1	Residential
2005/1161	Ramsey Drive (146, Land Adj To) Plots 1-3	Arnold	3	Undeveloped land
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2004/1599	St Albans Road (6)	Arnold	1	Residential
2005/0715	Woodchurch Road (Church Cottage)	Arnold	1	Residential
2006/1284 (BC)	Woodston Walk (11)	Arnold	1	Residential
2007/0005	Chesterfield Drive (21)	Burton Joyce	2	Residential
2004/1423	Main Street (87)	Burton Joyce	1	Residential
2004/1635 (BC)	Nottingham Road (158)	Burton Joyce	1	Residential
2004/1301	Flatts Lane (5-9)	Calverton	1	Retail
2006/0018	The Cherry Tree (Land Adj To)	Calverton	6	Public House car park
2006/0227	Warren Place	Calverton	1	Agricultural land
2001/1832	Besecar Avenue (60, Land Adj To)	Carlton	2	Open space
2001/0490	Buxton Avenue (38)	Carlton	1	Residential
2002/0313	Foxhill Road / Deep Furrow Avenue	Carlton	8	Residential garages
2006/0514	Greenhill Rise (Garages)	Carlton	4	Residential garages
2007/0577	Kenrick Road (210)	Carlton	1	Residential
2004/1067	Kent Road (127)	Carlton	1	Residential
2003/1652	Kent Road (35)	Carlton	1	Residential
2006/0696	Manor Road (6)	Carlton	1	Retail
2001/0876	Richard Herrod (Land Adj To)	Carlton	2	Golf driving range

Application Ref	Site Name	Locality	Units	Previous Land Use
2006/0068	South Devon Avenue (15)	Carlton	1	Residential
2005/0773	Southcliffe Road (17)	Carlton	1	Residential
2004/1053	Waterhouse Lane (37)	Carlton	1	Residential
2006/1036	Westdale Lane West (323)	Carlton	1	Residential
2005/0703	Catfoot Lane (138)	Lambley	1	Residential
2005/0622	Green Lane (76)	Lambley	1	Residential
97/0108	Park Lane (Land South)	Lambley	1	Agricultural land
2004/1272	Barns (Blidworth Dale House)	Ravenshead	1	Agricultural building
2004/1556	Riverside (47A)	Stoke Bardolph	1	Residential
2005/0282	Stoke Lane (21)	Stoke Bardolph	1	Residential
2001/0580	The Old Calverton Lido	Woodborough	1	Public outdoor swimming pool
<b>Total</b>			<b>61</b>	

## 2008/09

Application Ref	Site Name	Locality	Units	Previous Land Use
2002/2004	Avonbridge Close	Arnold	1	Open space
2007/0426	Birkland Avenue (15) Plot 1	Arnold	1	Residential
2007/0447	Church Drive (17a)	Arnold	2	Motor repair workshop
2007/0353	Church Drive (80)	Arnold	1	Residential
2008/0788	Hereford Road (35)	Arnold	1	Residential
2005/0397	Homefield Avenue (62)	Arnold	1	Retail
2006/0102	Nottingham Road (19a)	Arnold	1	Light industrial unit
2002/1502	Oxclose Lane (201, Land Adj To)	Arnold	1	Open space
2005/0045	Plains Road (9, Land Rear Of)	Arnold	7	Retail
2006/0999	Ramsey Drive (146, Land Adj To) Plots 4-5	Arnold	1	Undeveloped land
2007/0038	Sandfield Coach Works	Arnold	2	Motor repair workshop
2007/0639	Stockings Farm (Arch Hill)	Arnold	1	Barn
2007/0749	West Street (59)	Arnold	1	Retail
2006/0349	Willow Wong (14)	Burton Joyce	1	Residential
2003/2864	Mansfield Lane (52a)	Calverton	1	Retail

Application Ref	Site Name	Locality	Units	Previous Land Use
2007/0147	Burton Road (152) plots 1 & 2	Carlton	1	Residential
2007/0538	Carlton Hill (165)	Carlton	1	Residential
2006/1122	Dale View Road (2b)	Carlton	1	Storage of caravans
2007/0124	Fernleigh Avenue (62)	Carlton	1	Residential
2003/1116	Gladstone Street (21)	Carlton	1	Residential
2007/0006	Hallam Road (41)	Carlton	1	Residential
2004/1186	Northcliffe Avenue (48)	Carlton	2	Residential
2001/0876	Richard Herrod (Land Adj To)	Carlton	5	Golf driving range
2005/0801	Milton Crescent (7)	Ravenshead	1	Residential
2006/1123	Milton Drive (39)	Ravenshead	1	Residential
2005/0080	Woodborough Park	Woodborough	1	Residential
<b>Total</b>			<b>39</b>	

## 2009/10

Application Ref	Site Name	Locality	Units	Previous Land Use
2007/0127	Bond Street (30)	Arnold	1	Residential
2007/0923	Lime Lane House	Arnold	1	Residential
2007/0038	Sandfield Coach Works	Arnold	7	Motor repair workshop
99/1074	Main Street (150)	Calverton	1	Agricultural building
2008/0436	St Clements Lodge	Calverton	1	Residential
2009/0042	Burton Road (120)	Carlton	1	Retail
2007/0814	Curzon Street (87)	Carlton	2	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2008/0139	Meadow Road (3)	Carlton	1	Retail
2008/0786	Sandford Road (74)	Carlton	1	Residential
2007/0628	Station Road (53-55)	Carlton	2	Retail
2007/0568	Tamarix Close (25)	Carlton	1	Residential
2005/1136	Valley Road (56-58)	Carlton	1	Post Office
2007/1054	Westdale Lane East (93)	Carlton	1	Residential
2006/0984	Westdale Lane West (409 & 411)	Carlton	1	Residential
2005/1141	Woodborough Road (840)	Carlton	1	Residential
2007/1041	Church Street (22)	Lambley	1	Residential
2007/0464	Forest Lane (34)	Papplewick	1	Residential
2007/0904	Chapel Lane (144, Land Rear of)	Ravenshead	1	Wooded plot
2006/1128	Hagg Warren (Land Adj To)	Ravenshead	1	Wooded plot
2002/1517	Main Road (128)	Ravenshead	1	Residential

Application Ref	Site Name	Locality	Units	Previous Land Use
2006/0928	Nottingham Road (134)	Ravenshead	1	Residential
2006/0888	Nottingham Road (148)	Ravenshead	1	Residential
2008/0658	Rowan Avenue (3)	Ravenshead	1	Residential
2006/1103	Sheepwalk Lane (82)	Ravenshead	1	Residential
2005/1156	Tabram Hill Lodge	Ravenshead	1	Residential
2007/0442	Main Street (133)	Woodborough	1	Residential
<b>Total</b>			<b>35</b>	

## 2010/11

Application Ref	Site Name	Locality	Units	Previous Land Use
2003/2095	Brook Avenue	Arnold	6	Car park
2006/0592	Grange Road (44)	Arnold	1	Residential
2008/0204	High Street (97)	Arnold	3	Retail / residential
2000/1045	Marlborough Road (5)	Arnold	1	Residential
2001/0200	Old Ambulance Station	Arnold	3	Offices
2008/0055	Sherbrook Road (53)	Arnold	1	Retail
2000/0035	St Albans Road (144)	Arnold	8	Sports and social club
95/0030	The Kennels	Bestwood Village	4	Kennels
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2008/0042	Crow Park Drive (10)	Burton Joyce	1	Residential
2009/0637	Moor Road (38 & 44)	Calverton	1	Vacant plot
2010/0166	Oakdene	Calverton	1	Residential
2008/0852	St Wilfrids Square (6A, 8A & 10A)	Calverton	4	Retail
2003/0436	Arthur Street (11-31)	Carlton	2	Open space
2003/0709	Carlton Hill (119)	Carlton	4	Retail / residential
2006/0334	Carlton Hill (383)	Carlton	2	Residential
2007/1096	Carlton Netherfield Junior School	Carlton	5	School buildings
2003/1138	Forester Road (37a, Land Adj To)	Carlton	1	Residential garages
2006/0416	Foxhill Road East (89)	Carlton	2	Residential
2006/0954	Kenrick Road (92)	Carlton	1	Residential
2000/1715	Manvers Street (17, Land Adj To)	Carlton	2	Grassed area
2002/0993	Mapperley Plains (154) plots 1-2	Carlton	1	Residential
2002/0748	Propect Road (2a)	Carlton	3	Light industrial use
2002/0725	Station Road (66)	Carlton	1	Retail



Application Ref	Site Name	Locality	Units	Previous Land Use
2001/0187	Vale Road (139)	Carlton	3	Residential
2009/0927	Vale Road (64)	Carlton	1	Childrens nursery
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2006/0185	Victoria Road (74)	Carlton	1	Offices
2003/1590	Victoria Road (77)	Carlton	1	Retail
2000/0769	Victoria Road (99)	Carlton	2	Retail / residential
2001/2035	Abbey Fields Farm	Newstead	4	Barn
2008/0199	Chapel Lane (136 & 138)	Ravenshead	1	Vacant plot
2007/0902	Chapel Lane (146, Land Rear of)	Ravenshead	1	Wooded plot
2008/0631	Glenwood (Newstead Abbey Park)	Ravenshead	1	Residential
2004/1701	Kighill Lane (22)	Ravenshead	1	Residential
2006/1134	Longdale Avenue (6)	Ravenshead	1	Residential
2003/0408	Longdale Lane (16)	Ravenshead	1	Residential
2007/0314	Main Road (16)	Ravenshead	1	Residential
2006/0455	Main Road (68)	Ravenshead	1	Residential
97/1322	Nottingham Road (Plot 31)	Ravenshead	1	Residential
2004/1540	Sheepwalk Lane (55)	Ravenshead	1	Residential
93/1120	Manor Farm	Woodborough	1	Agricultural land
2009/0583	The Meadows (4)	Woodborough	1	Residential
<b>Total</b>			<b>84</b>	

## 2011/12

Application Ref	Site Name	Locality	Units	Previous Land Use
2009/0628	Coppice Road (Electricity Sub Station)	Arnold	1	Sub-station
2009/1075	James Street (3, Land Adj To)	Arnold	1	Residential garages
2008/0951	Lime Lane Barns	Arnold	1	Agricultural buildings
2009/0805	Mansfield Road (71)	Arnold	1	Industrial use
2008/0086	Somersby Road (84)	Arnold	1	Residential
2009/1089	Lambley Lane (126)	Burton Joyce	1	Residential
2011/0091(BC)	Main Street (101-103)	Burton Joyce	1	Residential
2009/0952	Blenheim Avenue (10A)	Carlton	1	Residential
2009/0068	Carlton Hill (187)	Carlton	2	Residential
2008/0442	Chandos Street (51)	Carlton	2	Residential
2008/0663	Meadow Road (8)	Carlton	1	Retail
2010/0606	Northcliffe Avenue (2)	Carlton	1	Residential
2007/0667	Ranmoor Road (15)	Carlton	1	Residential

Application Ref	Site Name	Locality	Units	Previous Land Use
2010/0583	Stoke Lane (25, Land At)	Carlton	1	Residential
2002/2466	Valley Road (33-51)	Carlton	3	Ski slope
2006/0677	Victoria Road (82)	Carlton	1	Retail
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2009/1049	Main Street (88)	Lambley	2	Residential
2006/1178(BC)	Main Street (98 and 100)	Lambley	1	Residential
2010/0791	Spring Lane (322A)	Lambley	1	Garden nursery
2010/0115	The Dumbles (16)	Lambley	1	Residential
2011/0386	Seven Acres (Mansfield Road, 15)	Papplewick	1	Residential
2010/0655	Chapel Lane (30)	Ravenshead	1	Residential
2009/0047	Chapel Lane (62)	Ravenshead	1	Residential
2010/0471	Church Drive (15)	Ravenshead	1	Residential
2005/0996	Kirkby Road (3A)	Ravenshead	1	Residential
2010/0205	Main Road (78)	Ravenshead	1	Residential
2009/0026	Regina Crescent (7)	Ravenshead	1	Residential
2010/0530	Tanglewood (Newstead Abbey Park)	Ravenshead	1	Residential
<b>Total</b>			<b>34</b>	

### 2012/13

Application Ref	Site Name	Locality	Units	Previous Land Use
2009/0188	Killisick Road (60)	Arnold	1	Builders yard
2011/0293	Nordean Court	Arnold	1	Residential
2012/0268	Plains Road (37)	Arnold	1	Bank
2011/0032	Waggon and Horses Public House (Land Rear Of)	Arnold	3	Vacant land
2010/0249	Buckleap House	Bestwood Village	1	Residential
2008/0244	The Sycamores & The Oaks	Bestwood Village	1	Vacant land
2010/0734	Kapur (Vicarage Drive)	Burton Joyce	1	Residential
2011/1227	Burton Road (67)	Carlton	1	Dental surgery
2002/2466	Valley Road (33-51)	Carlton	1	Ski slope
2009/0833	Catfoot Lane (129)	Lambley	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2008/0136	Spring Lane (86, Land Adj To)	Lambley	1	Residential
2010/0143	Chapel Lane (114)	Ravenshead	1	Residential
2007/0332	Church Drive (23)	Ravenshead	1	Residential
2010/0869	Main Road (28)	Ravenshead	1	Residential

Application Ref	Site Name	Locality	Units	Previous Land Use
2010/0790	Forge Stables	Woodborough	1	Stable
2011/1381	Main Street (117)	Woodborough	2	Residential
2009/0632	Wood Farm	Woodborough	1	Barn
<b>Total</b>			<b>21</b>	

#### 2013/14

Application Ref	Site Name	Locality	Units	Previous Land Use
2011/0530	Gedling Road (166)	Arnold	1	Residential
2012/0492	High Street (55)	Arnold	2	Retail
2011/0537	Mansfield Road (16-18)	Arnold	3	Offices
2013/0314	Sandfield Road (33)	Arnold	1	Residential
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2012/0740	The Nook (3)	Calverton	2	Retail / offices
2012/1496	Ashwell Street (35)	Carlton	2	Residential
2012/1055	Carlton Hill (316-318)	Carlton	2	Dentist surgery
2010/0870	Chandos Street (3, 5, 7 And 7A)	Carlton	6	Retail / residential
2007/1104	Cromford Avenue (4) plots 1-2	Carlton	1	Residential
2012/0802	Kent Road (140)	Carlton	1	Residential
2006/0891	Meadow Road (1)	Carlton	1	Offices
2012/1148	Social Club (Station Road, 8)	Carlton	9	Social Club
2002/2394	Waverley Avenue (25)	Carlton	1	Residential
2008/0266	Westdale Lane East (103)	Carlton	1	Residential
2009/0721	Westdale Lane West (451-453)	Carlton	2	Residential
2009/0066	Woodborough Road (848)	Carlton	2	Retail
2011/0252	Main Street (64)	Lambley	2	Residential
2009/0230	Spring Lane (306)	Lambley	1	Residential
2010/0970	The Lodge (Linby House)	Linby	1	Residential
2012/0169	The Granary (Abbey Fields Farm)	Newstead	1	Agricultural buildings
2005/1222	Main Street (142)	Woodborough	1	Residential
<b>Total</b>			<b>44</b>	

#### 2014/15

Application Ref	Site Name	Locality	Units	Previous Land Use
2012/1523	British Red Cross Arnold Centre	Arnold	4	Offices

Application Ref	Site Name	Locality	Units	Previous Land Use
2013/0365	Clumber Avenue (45)	Arnold	1	Residential
2009/0434	High Street (1-5)	Arnold	1	Retail
2012/0695	Plains Road (157)	Arnold	1	Petrol station
2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land
2011/0845	Mushroom Farm	Bestwood Village	1	Farm building
2013/1063	Carlton Hill (330-332)	Carlton	5	Offices
2014/0183	East Court	Carlton	2	Residential
2013/1467	Florence Road (2-4)	Carlton	1	Retail
2009/0986	George Road (2, Land Adj To)	Carlton	1	Builders yard
2010/0043	Hillcrest Day Nursery	Carlton	1	Day Nursery
2014/0359	Mount Pleasant (47)	Carlton	1	Residential
2013/0690	Old Brickyard (5a)	Carlton	3	Retail
2013/0674	Porchester Road (180)	Carlton	1	Residential
2005/0473	Main Street (41 and 43)	Lambley	1	Undeveloped land
2010/0920	Main Street (72)	Lambley	1	Residential
2013/1173	Main Street (16)	Papplewick	2	Residential
2011/1309	Moor Road (257)	Papplewick	1	Residential
2012/0746	Brackendale	Ravenshead	1	Residential
2010/0324	Main Road (25)	Ravenshead	1	Residential
2012/0944	Main Road (250)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2013/0156	Nottingham Road (138)	Ravenshead	1	Residential
2009/0923	Oak View Lodge (Newstead Abbey Park)	Ravenshead	1	Residential
2012/0234	Rosedale Lane	Ravenshead	6	Vacant land
2012/1498	Lowdham Lane (101)	Woodborough	1	Residential
<b>Total</b>			<b>42</b>	

## 2015/16

Application Ref	Site Name	Locality	Units	Previous Land Use
2014/1176	Accent Nene Ltd	Arnold	2	Offices
2015/0156(BC)	Baker Avenue (4 and 4A)	Arnold	2	Residential
2013/1535	Cross Street (48)	Arnold	5	Builders yard / residential
2012/1445	Mapperley Plains (421)	Arnold	1	Residential
2011/0444	Middlebeck Drive (26)	Arnold	1	Residential
2012/0666	Plains Road (143A)	Arnold	1	Petrol station
2014/0626	Station Road (3)	Burton Joyce	1	Residential
2011/0047	Deep Furrow Avenue (1)	Carlton	4	Retail
2008/0240	Forester Street (1)	Carlton	2	Residential

Application Ref	Site Name	Locality	Units	Previous Land Use
2014/0649	Godfrey Street (77)	Carlton	1	Residential
2014/0588	Jackie Bells Tavern (Public House)	Carlton	9	Public House
2010/0750	Norman Road (39)	Carlton	1	Residential
2013/0358	South Devon Avenue (11)	Carlton	1	Residential
2004/1109	Park House	Lambley	1	Agricultural building
2013/0315	Mansfield Road (169)	Papplewick	1	Residential
2014/0623	Tall Trees (Newstead Abbey Park)	Ravenshead	1	Residential
<b>Total</b>			<b>34</b>	

### 2016/17

Application Ref	Site Name	Locality	Units	Previous Land Use
2015/0448	Benedict Court (1)	Arnold	5	Communal lounge/warden accommodation
2014/0485	Mansfield Road (57)	Arnold	2	Residential
2012/1275	Bestwood Hotel	Bestwood Village	6	Public House
2015/0429PN	Park Hall Centre	Bestwood Village	8	Offices
2012/0351	Lambley Lane (15)	Burton Joyce	1	Residential
2015/1014	United Reformed Church	Burton Joyce	1	Church
2015/0310	Avon Road (Land Off)	Carlton	1	Greenfield plot
2015/0655	Carlton Hill (404)	Carlton	1	Residential
2015/0827	Pioneer Accident Repair Centre	Carlton	3	Repair centre
2014/1346	Play Area (Dunstan Street)	Carlton	6	Hard surface play area
2014/0757	Rutland Road (garage site)	Carlton	6	Residential
2013/0689	The Elms (2)	Carlton	1	Residential
2012/1259	Victoria Road (51c)	Carlton	1	Retail
2014/1005	Wood Lane (65)	Carlton	1	Residential
2012/0214	Mapperley Plains (600)	Lambley	1	Residential
2014/0507	The Lambley (Land Adj To)	Lambley	1	Public House
IN/0199/2014(BC)	Papplewick Pumping Station (3)	Papplewick	1	Residential
2012/1346	Beech Avenue (3)	Ravenshead	1	Residential
2014/0319	Gorse Hill (7)	Ravenshead	1	Residential
2014/0161	Main Road (92-98)	Ravenshead	1	Residential
2015/0138	Milton Drive (43)	Ravenshead	1	Residential

<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units</b>	<b>Previous Land Use</b>
2014/0513	Regina Crescent (8)	Ravenshead	1	Residential
2013/0886	Regina Crescent (9)	Ravenshead	1	Residential
<b>Total</b>			<b>52</b>	

## Appendix E2: Sites that were not previously in the SHLAA database 2011 to 2017

This appendix lists out those sites excluding garden land granted planning permission that were not previously included in the SHLAA database since 2011 for each of the years referred to in Table E3. The appendix also lists out large sites that were not previously in the SHLAA database that have come forward.

The SHLAA references are generated when new sites are added to the SHLAA database each year, as follows:-

Year sites added to the SHLAA database	SHLAA references
2011	From 6/591 to 6/658
2012	From 6/659 to 6/718
2013	From 6/719 to 6/782
2014	From 6/782 to 6/870
2015	From 6/871 to 6/925
2016	From 6/926 to 6/989
2017	From 6/990 to 6/1046

### 2011/12

#### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/673	2011/0859	Arnold Daybrook and Bestwood Constitutional Club	Arnold	13	Social Club
6/686	2011/1311	The Cherry Tree	Calverton	16	Public House
<b>Total</b>				<b>29</b>	

#### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/674	2011/0471	Front Street (55)	Arnold	1	Retail
6/675	2011/0530	Gedling Road (166)	Arnold	2	Residential
6/677	2011/0537	Mansfield Road (16-18)	Arnold	3	Office
6/679	2011/0293	Nordean Court	Arnold	1	Store room
6/683	2010/0898	Bottom House Farm	Bestwood Village	1	Agricultural building
6/685	2011/0275	Collyer Road (130)	Calverton	3	Residential
6/687	2011/1227	Burton Road (67)	Carlton	1	Dental surgery
6/688	2012/0043	Deabill Street (57)	Carlton	1	Retail / residential
6/689	2011/0873	Festus Street (2-	Carlton	2	Joiners

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
		14, Land Rear Of)			workshop/ garage block
6/692	2011/1423	Glebe Farm (north eastern stables) Plot 3	Carlton	1	Agricultural building
6/693	2011/1412	Glebe Farm (north western stables) Plot 2	Carlton	1	Agricultural building
6/694	2011/1271	Glebe Farm Plot 1	Carlton	1	Agricultural building
6/691	2011/0325	Kent Road (138-140)	Carlton	2	Residential
6/697	2011/0311	Porchester Road (180)	Carlton	4	Residential
6/698	2011/0252	Main Street (64)	Lambley	1	Residential
6/703	2011/1381	Main Street (117)	Woodborough	1	Residential
<b>Total</b>				<b>26</b>	

## 2012/13

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/741	2012/0618	Grey Goose	Carlton	13	Public House
<b>Total</b>				<b>13</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/721	2012/0492	High Street (55)	Arnold	2	Retail
6/723	2012/0266	Melbury Road (65)	Arnold	1	Retail
6/726	2012/0695	Plains Road (157)	Arnold	1	Petrol station
6/727	2012/0270	Plains Road (35)	Arnold	1	Office
6/729	2012/0351	Lambley Lane (15)	Burton Joyce	2	Residential
6/730	2012/0927	Crookdole Lane (16)	Calverton	1	Police house
6/732	2012/0682	Lodge Farm	Calverton	4	Agricultural building
6/733	2012/0187	Spring Farm Kennels (plots 1-2)	Calverton	2	Kennels
6/734	2012/0740	The Nook (3)	Calverton	2	Retail
6/765	2012/1496	Ashwell Street (35)	Carlton	1	Residential
6/735	2012/0680	Blenheim Avenue (21 and 23)	Carlton	4	Residential
6/736	2012/1055	Carlton Hill (316-	Carlton	2	Dentist surgery



SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
		318)			
6/739	2012/0186	Glebe Farm - Plot 4	Carlton	1	Agricultural building
6/740	2012/0188	Glebe Farm - Plot 5	Carlton	1	Agricultural building
6/737	2007/0377	Mile End Road (Electricity Sub Station)	Carlton	2	Sub station
6/748	2012/1148	Social Club (Station Road, 8)	Carlton	9	Social Club
6/749	2012/1071	South Devon Avenue (11)	Carlton	1	Residential
6/750	2012/0749	Victoria Road (23)	Carlton	2	Offices
6/751	2012/1259	Victoria Road (51c)	Carlton	1	Retail
6/753	2012/1185	Catfoot Squash Club	Lambley	1	Squash Club
6/755	2012/1295	Linby House	Linby	1	Residential car park
6/756	2012/0169	The Granary (Abbey Fields Farm)	Newstead	1	Residential
<b>Total</b>				<b>43</b>	

## 2013/14

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/818	2010/0936	Sandford Road (2 & 2A)	Carlton	8	Residential
<b>Total</b>				<b>8</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/783	2012/1523	British Red Cross Arnold Centre	Arnold	4	Offices
6/820	2013/0028 PN	Byron House	Arnold	4	Offices
6/784	2013/0108	Ravenswood Road (143)	Arnold	1	Residential
6/796	2013/0393	Shortcross Avenue (37, Land Adj To)	Arnold	1	Undeveloped land

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/797	2013/0555	Warren Hill Community Church	Arnold	6	Church building
6/814	2013/1178	The Sycamores	Bestwood Village	3	Residential
6/801	2013/0797	Spring Farm Kennels (plot 3)	Calverton	1	Kennels
6/815	2013/1063	Carlton Hill (330-332)	Carlton	5	Offices
6/810	2013/1165	East Court	Carlton	1	Residential
6/816	2013/1467	Florence Road (2-4)	Carlton	1	Retail
6/817	2010/0133	Godfrey Street (77)	Carlton	3	Residential
6/804	2013/0866	Manor Road (5, Pioneer Accident Repair Centre)	Carlton	4	Repair centre
6/798	2013/0690	Old Brickyard (5a)	Carlton	3	Commercial unit
6/824	2013/1528	Rutland Road (garage site)	Carlton	6	Residential garages
6/799	2013/0689	The Elms (2)	Carlton	1	Residential
6/811	2013/1173	Main Street (16)	Papplewick	1	Residential
6/793	2011/0841	Chapel Lane (70)	Ravenshead	3	Residential
6/800	2013/0607	Longdale Lane (12)	Ravenshead	1	Residential
6/808	2013/0886	Regina Crescent (9)	Ravenshead	1	Residential
6/790	2013/0076	Main Street (152-156)	Woodborough	1	Residential
<b>Total</b>				<b>51</b>	

## 2014/15

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/897	2014/0669	DBH House	Carlton	12	Offices
<b>Total</b>				<b>12</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/879	2014/1176	Accent Nene Ltd	Arnold	2	Offices

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/883	2014/0962	Benedict Court (1)	Arnold	4	Communal lounge/warden accommodation
6/884	2014/0485	Mansfield Road (57)	Arnold	1	Residential
6/888	2014/0643	Bridle Road (Barn to the Rear Of)	Burton Joyce	1	Barn
6/889	2014/0626	Station Road (3)	Burton Joyce	2	Residential
6/892	2014/1119	Adbolton Avenue (4)	Carlton	1	Residential
6/894	2014/0509	Cavendish Road (68)	Carlton	1	Residential
6/895	2013/1417	Chandos Street (7)	Carlton	2	Offices
6/900	2014/0588	Jackie Bells Tavern (Public House)	Carlton	9	Public House
6/901	2014/0668	Meadow Road (70, 72 & 74)	Carlton	1	Residential garages
6/878	2014/1009	Porchester Road (182)	Carlton	1	Residential
6/905	2014/1322	The Elms (2A)	Carlton	2	Residential
6/907	2014/0605	Spring Lane (300)	Lambley	1	Residential
6/908	2014/0507	The Lambley (Land Adj To)	Lambley	1	Public House
<b>Total</b>				<b>29</b>	

## 2015/16

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/949	2015/0444	Carlton And District Constitutional Club	Carlton	10	Social Club
6/965	2014/0559	The Cavendish Pub	Carlton	41	Public House
<b>Total</b>				<b>51</b>	

### Small sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/928	2015/0636	Bagnall Avenue	Arnold	2	Residential garages
6/934	2015/1378	Robin Hood Road (3)	Arnold	1	Residential

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/940	2015/1407	Bridle Road (106, Land Rear Of)	Burton Joyce	1	Barn
6/944	2015/1014	United Reformed Church	Burton Joyce	1	Church
6/947	2015/0431	Spring Farm Kennels	Calverton	1	Agricultural building
6/948	2015/1333	Spring Farm Kennels (A)	Calverton	1	Kennels / worker's flat
6/951	2015/0759	Cavendish Avenue (11)	Carlton	1	Residential
6/980	2015/0821	Daisy Road (17)	Carlton	1	Residential
6/953	2014/0856	Ethel Avenue (21)	Carlton	1	Residential
6/984	2015/0261	Main Road (98)	Carlton	2	Retail / residential
6/954	2015/1329	Northcliffe Avenue (37)	Carlton	1	Residential
6/956	2014/0242	Northcliffe Avenue (4, Land Adj To)	Carlton	4	Brownfield land
6/957	2015/1421	Perlethorpe Drive (garages)	Carlton	2	Residential garages
6/958	2014/1346	Play Area (Dunstan Street)	Carlton	6	Hard surface play area
6/959	2015/0311	Porchester Road (162)	Carlton	2	Retail
6/961	2015/0426	Porchester Road (200)	Carlton	4	Retail
6/983	2014/1278	Main Road (29)	Ravenshead	1	Residential
6/972	2015/1257	Sheepwalk Lane (97)	Ravenshead	1	Residential
<b>Total</b>				<b>33</b>	

## 2016/17

### Large sites

SHLAA Ref	Application Ref	Site Name	Locality	Units (net)	Previous Land Use
6/993	2016/0414	Byron Street (Adj To 64)	Arnold	21	Car Park
6/1003	2016/0624	Ernehale Court	Arnold	18	Sheltered accommodation
6/1015	2014/0169	Gedling Care Home	Carlton	14	Care Home
<b>Total</b>				<b>53</b>	

## Small sites

<b>SHLAA Ref</b>	<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units (net)</b>	<b>Previous Land Use</b>
6/1000	2016/0334	Bestwood Lodge Drive (garage site 7)	Arnold	4	Residential garages
6/1001	2016/0335	Bestwood Lodge Drive (garage site 8)	Arnold	4	Residential garages
6/1002	2016/0329	Danes Close (garage site 2)	Arnold	2	Residential garages
6/994	2016/1234	Danes Close (garage site 3)	Arnold	3	Residential garages
6/1004	2016/0332	Falconers Walk (garage site 6)	Arnold	2	Residential garages
6/1020	2016/0520	Front Street (33-35)	Arnold	1	Retail
6/1005	2016/0336	Hanworth Gardens (garage site 9)	Arnold	2	Residential garages
6/995	2016/1233	Maidens Dale (garage site 10)	Arnold	4	Residential garages
6/1006	2016/0443	Moyra Drive (garage site 24)	Arnold	4	Residential garages
6/1010	2016/0809	Nottingham Road (153-157)	Arnold	3	Retail
6/996	2016/1236	Main Street (60)	Burton Joyce	2	Workshop buildings
6/1029	2016/0108	Georges Lane (10)	Calverton	1	Vacant land
6/999	2016/0263	Dunstan Street (46 To 50)	Carlton	2	Residential garages
6/1014	2016/0195	Ernest Road (64A)	Carlton	1	Sports Injury Clinic
6/1031	2016/0069	Standhill Road (219, Land Adj To)	Carlton	2	Retail
6/1016	2016/0275	Lambley House	Lambley	1	Workshop for cars parked
6/1024	2016/0572	Land North Of The Lambley	Lambley	3	Agricultural land
6/997	2016/0899	Spring Lane (114)	Lambley	4	Builders yard / merchants
6/1038	2016/0987	The Riding Stables	Lambley	1	Agricultural building
6/1009	2016/0736	Main Street (25)	Linby	1	Residential
6/1026	2016/0264	Longdale Craft Centre	Ravenshead	3	Retail
6/1027	2016/0060	Sheepwalk Lane (88)	Ravenshead	2	Residential

<b>SHLAA Ref</b>	<b>Application Ref</b>	<b>Site Name</b>	<b>Locality</b>	<b>Units (net)</b>	<b>Previous Land Use</b>
6/1012	2016/0789	Lingwood Lane (Land Adj The Vicarage)	Woodborough	1	Scout hut
<b>Total</b>				<b>53</b>	