

Strategic Housing Land Availability Assessment (SHLAA)

2017 update

Arnold

September 2017

Introduction

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

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

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

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

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

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

Completed sites

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

- 6/57: Cross Street (48)
- 6/181: Beech Avenue (46-48)
- 6/202: Stockings Farm
- 6/205: Howbeck Road
- 6/252: Sandfield Road (100, Land Rear Of)
- 6/285: Worrall Avenue (92, Land Adj To)
- 6/288: Coppice Road (Electricity Sub Station)
- 6/296: Fisher Avenue (30, Land Rear Of)
- 6/298: Sandfield Road (33)
- 6/309: Mansfield Road (216, Land Adj To)
- 6/312: Somersby Road (84)
- 6/358: Somersby Road (13)
- 6/403: Mapperley Plains (333-339)
- 6/413: Woodchurch Road (62, Land Adj To)
- 6/474: Breckhill Road (67 and 69)

- 6/478: Lime Lane Barns
- 6/482: The Grove Public House
- 6/483: Weston Close (2)
- 6/546: Churchmoor Lane (56)
- 6/548: Killisick Road (60)
- 6/554: High Street (1-5)
- 6/556: Coppice Road (367, Land Adj To)
- 6/565: Worrall Avenue (149)
- 6/571: Wardle Grove (9, Land Adj To)
- 6/578: James Street (3, Land Adj To)
- 6/590: Rolleston Drive (102-104)
- 6/593: Killisick Court
- 6/601: Parklands Close
- 6/603: Wordsworth Road (3)
- 6/619: Plains Road (37)
- 6/622: Robin Hood Road (3)
- 6/623: Charnwood Lane (55, Land Adj To)
- 6/624: Victoria Close (7)
- 6/625: Worrall Avenue (30, Land Adj To)
- 6/647: Waggon and Horses Public House (Land Rear Of)
- 6/673: Arnold Daybrook and Bestwood Constitutional Club
- 6/675: Gedling Road (166)
- 6/677: Mansfield Road (16-18)
- 6/678: Middlebeck Drive (26)
- 6/679: Nordean Court
- 6/680: Ramsey Drive (38)
- 6/682: Stolle Close (2)
- 6/719: Aylesham Avenue (70, Land Adj To)
- 6/720: Charnwood Lane (35)
- 6/721: High Street (55)
- 6/722: Mapperley Plains (421)
- 6/726: Plains Road (157)
- 6/779: Church Lane (14)
- 6/783: British Red Cross Arnold Centre
- 6/785: Clumber Avenue (45)
- 6/787: Duke Street (20c)
- 6/795: Parklands Close (6, Land Adj To)
- 6/796: Shortcross Avenue (37, Land Adj To)
- 6/803: Woodchurch Road (63)
- 6/879: Accent Nene Ltd
- 6/883: Benedict Court (1)
- 6/884: Mansfield Road (57)
- 6/886: Rolleston Drive (38)
- 6/887: Sandfield Road (117)

Assessment of SHLAA sites

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

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6/24: Sherbrook Road/Prior Road.....	18
6/25: Brookfield Road/Rolleston Drive.....	20
6/48: Lodge Farm Lane.....	22
6/49: Brookfields Garden Centre.....	24
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6/51: Howbeck Road (Land East).....	28
6/53: Church Drive School.....	30
6/54: Druids Tavern Public House.....	32
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6/68: Coppice Road/Ravenswood Road.....	40
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6/92: Duke Street (20E & 20F).....	52
6/93: Henry Street (12).....	54
6/94: Georgia Drive (27 & 48).....	56
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6/96: Grange Road (44, Land Adj To).....	60
6/97: Middlebeck Avenue (8, Land Adj To).....	62
6/98: Albemarle Road (6).....	64
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6/193: Coppice Road (108)	80
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6/218: Woodchurch Road (64, Land South Of)	86
6/220: Melbury Road (24, Land Rear Of)	88
6/223: Maidens Dale (24, Land North)	90
6/238: Acton Road (66, Land Adj To)	92
6/245: Birkland Avenue (26)	94
6/248: Baker Avenue (26, Land Rear Of)	96
6/268: Front Street (68)	98
6/275: Mansfield Road (216)	100
6/313: Clipstone Avenue (7)	102
6/351: Calverton Road	104
6/400: The Wyndings	106
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6/455: New Farm (Site B)	110
6/456: New Farm (Site C)	112
6/458: New Farm (Site D)	114
6/462: New Farm (Site E)	116
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6/477: Daybrook Laundry	120
6/479: Metallifactory Ltd	122
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6/626: Mapperley Plains (335)	138
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6/797: Warren Hill Community Church	166
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6/820: Byron House.....	170
6/846: Church Lane (land St Mary's Vicarage).....	172
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6/851: Kenneth Road	176
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6/854: Carmel Gardens	182
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6/856: Walsingham Road (68, land adj to)	186
6/863: Calverton Road (Rear of 1 and 3 Ashington Drive)	188
6/864: Church Street (36).....	190
6/865: Malin Close (Land Adj 11)	192
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6/885: Ramsey Drive (71)	208
6/927: Arno Vale Road (1, Land Adj).....	210
6/928: Bagnall Avenue (Land Off)	212
6/929: Churchmoor Lane (50)	214
6/930: Gedling Road (323).....	216
6/931: Grange Road (42, Land Rear Of).....	218
6/932: Newcombe Drive (4).....	220
6/933: Nursery Road	222

6/934: Robin Hood Road (3)	224
6/935: Rolleston Drive (5).....	226
6/936: Sandfield Road (51)	228
6/937: Stanhope Crescent (9)	230
6/938: Sunnyholme (A).....	232
6/939: Worrall Avenue (48)	234
6/977: Lodge Farm Lane Phase 2 Redhill	236
6/993: Byron Street (Adj To 64).....	238
6/994: Danes Close (garage site 3).....	240
6/995: Maidens Dale (garage site 10)	242
6/998: Woodthorpe Avenue (4A).....	244
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6/1001: Bestwood Lodge Drive (garage site 8)	248
6/1002: Danes Close (garage site 2).....	250
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6/1004: Falconers Walk (garage site 6).....	254
6/1005: Hanworth Gardens (garage site 9)	256
6/1006: Moyra Drive (garage site 24).....	258
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6/1013: Calverton Road (6)	262
6/1018: Gorman Court (7)	264
6/1020: Front Street (33-35).....	266
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6/1034: Derwent Crescent.....	270
6/1045: Church Lane (11A)	272

6/9: White Hart Harvester Public House (Land Rear of)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.42 ha		
Easting	457751	Northing	345545		
Capacity (net)[#]	10 homes (Loss = 0, Gross = 10)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	10	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	NLUD or BLAP				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	10

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently used for retail and is not available for residential development.											

6/16: Podders

Site Information / Planning Status

Street Name	Nottingham Road				
Locality	Arnold				
Ward	Dumbles	Parish	Lambley		
Sub-Market Area	Gedling Rural South	Site Area	0.57 ha		
Easting	460837	Northing	346962		
Capacity (net)[#]	7 homes (Loss = 0, Gross = 7)		Large or Small	Small	
Location	Separated from urban/village boundary				
Existing Use Type	(I) Industry				
Existing Use Comments	Vehicle dismantling depot				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	7	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	7

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	A residential development is achievable. However, the sustainability of this remote location from the main conurbation is questionable.

SHLAA 2017 Assessment

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

6/18: Rolleston Drive (NCC Offices)

Site Information / Planning Status

Street Name	Rolleston Drive				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	3.64 ha		
Easting	459413	Northing	345456		
Capacity (net)[#]	140 homes (Loss = 0, Gross = 140)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	140	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	140

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Site is currently office use within the urban area so no loss of agricultural land
Highway comments	No objection in principle subject to satisfactory details of layout.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	Ongoing discussions between Nottinghamshire County Council and Gedling Borough Council										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	17	35	35	35	18	0	0	0	0	0	0
Conclusion											
<p>The site is proposed for allocation in the Local Planning Document (site H1). Site is still subject to Policy E3 of the Replacement Local Plan. It is thought that this part of the site is suitable in line with the Nottingham City Region Employment Land Study (January 2007) recommendation to reduce the size of the wider protected employment area (see SHLAA site 6/25). As there needs to be a policy decision to allow development on the site, the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. 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.</p>											

6/22: Mansfield Road

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.01 ha		
Easting	457933	Northing	344795		
Capacity (net)[#]	30 homes (Loss = 0, Gross = 30)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Mixed use currently in use - non-B use (residential and retail)				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	30	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*		Yes			
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	30

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Listed Building Grade II (79-91 Coronation Buildings) on site and site is within the setting of two Grade II Listed Buildings (Home Ales Brewery office and attached railways and Former J and R Morley Hosiery Factory)
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently retail use within the urban area so no loss of agricultural land
Highway comments	Frontage vehicular access to Mansfield Road will not be acceptable. Achieving acceptable vehicular access to serve all of the site from the side roads is likely to be challenging due to the limited depth of the site, the proximity of the Mansfield Road junctions, and visibility constraints. An integrated transport contribution is likely to be sought. .

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently protected for employment purposes in the Replacement Local Plan but is proposed for release through the Local Planning Document. Highways will not accept vehicular access from Mansfield Road and to achieve access from the surrounding roads is not considered possible. It is considered that the site is unsuitable and unavailable for residential development.											

6/23: Catton Road

Site Information / Planning Status

Street Name	Catton Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.24 ha		
Easting	459235	Northing	345737		
Capacity (net)[#]	37 homes (Loss = 0, Gross = 37)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments	Mainly general industry				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	37	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	37

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	No objection in principle subject to satisfactory details of layout. This may include amendments to Catton Road to make it fit for residential use. An integrated transport contribution is likely to be sought.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently protected for employment purposes in the Replacement Local Plan and is well used. The Local Planning Document does not propose to remove the employment protection from this site. Given that there is no evidence of the site being available for residential use and that the site is well use for employment purposes, it is not considered suitable or available for development.											

6/24: Sherbrook Road/Prior Road

Site Information / Planning Status

Street Name	Sherbrook Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.42 ha		
Easting	457693	Northing	344824		
Capacity (net)[#]	43 homes (Loss = 0, Gross = 43)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments	Mix of business				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	43	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	43

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	No objection in principle subject to satisfactory details of layout. An integrated transport contribution is likely to be sought

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently protected for employment purposes in the Replacement Local Plan and is well used. The Local Planning Document does not propose to remove the employment protection from this site. Given that there is no evidence of the site being available for residential use and that the site is well use for employment purposes, it is not considered suitable or available for development.											

6/25: Brookfield Road/Rolleston Drive

Site Information / Planning Status

Street Name	Brookfield Road/Rolleston Drive				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	9.46 ha		
Easting	459336	Northing	345389		
Capacity (net)[#]	284 homes (Loss = 0, Gross = 284)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments	Mainly general industry				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	284	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Other				
Is it allocated in the adopted Local Plan?*		Yes			
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	284

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Listed Building Grade II (Hand Frame Shop at Former Allen Solly Factory) on site
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	The site is likely to give rise to significant highway capacity issues.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
<p>The site is currently protected for employment purposes in the Replacement Local Plan. Part of the site is well used for employment purposes and there is no evidence of the whole site being made available for alternative purposes. The Local Planning Document proposes that part of the site is designated for retention of employment. Given that there is no evidence of that part of the site being available for residential use and that it is well use for employment purposes, it is not considered suitable for residential development. The remainder part of the site is suitable for residential development - see SHLAA sites 6/18 and 6/590 for details. SHLAA site 6/18 is proposed for allocation in the Local Planning Document (site H1) and SHLAA site 6/590 has been developed for 14 homes. SHLAA site 6/866 also forms part of the site and, as it is currently in active use, it is not considered available for residential development - see SHLAA site 6/866 for details.</p>											

6/48: Lodge Farm Lane

Site Information / Planning Status

Street Name	Lodge Farm Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	7.31 ha		
Easting	458560	Northing	346830		
Capacity (net)[#]	150 homes (Loss = 0, Gross = 150)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	150		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	150

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to trees protected by Tree Preservation Orders and a protected open space
Agricultural Land	Agricultural land grade 2
Highway comments	Having considered the additional information received from BSP Consulting the Highway Authority is unlikely to object to the proposed development in principle subject to satisfactory access and parking being provided.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	10	50	50	40	0	0	0	0	0	0
Conclusion											
The site is proposed for allocation in the Local Planning Document (site H5). The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. Information from the SHLAA 2017 consultation provides the delivery rates for the site.											

6/49: Brookfields Garden Centre

Site Information / Planning Status

Street Name	Mapperley Plains				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	3.52 ha		
Easting	460337	Northing	345655		
Capacity (net)[#]	90 homes (Loss = 0, Gross = 90)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Brookfields Garden Centre, two dwellings and employment units				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	106	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2017/0155	Application Type			
Decision Date	Pending consideration	Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	90

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently retail use so no loss of agricultural land
Highway comments	The site isn't well positioned in terms public transport being on the very fringe of Arnold.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	5	25	30	30	0	0	0	0
Conclusion											
The site is proposed for allocation in the Local Planning Document (site H2). The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. 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.											

6/50: Killisick Lane

Site Information / Planning Status

Street Name	Strathmore Road				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	2.6 ha		
Easting	459941	Northing	346473		
Capacity (net)[#]	55 homes (Loss = 0, Gross = 55)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments	Agricultural land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	55		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	55

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	It would have to be demonstrated that Killisick Lane could be upgraded to highway adoption standard.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	15	50	55	55	55	0	0	0	0	0
Conclusion											
<p>The site is proposed for allocation (230 dwellings) in the Local Planning Document (site H8) together with SHLAA sites 6/871, 6/872, 6/873 and 6/1032. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. The allocation 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.</p>											

6/51: Howbeck Road (Land East)

Site Information / Planning Status

Street Name	Howbeck Road				
Locality	Arnold				
Ward	Coppice / Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	7.69 ha		
Easting	460283	Northing	346014		
Capacity (net)[#]	250 homes (Loss = 0, Gross = 250)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments	Agricultural land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	250		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	250

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	Vehicular access to Mapperley Plains is likely to be required.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	65	70	70	0	0	0	0	0	0	0
Conclusion											
The site boundary has been amended in 2016 to remove the Replacement Local Plan's housing allocation which is now built. The site is proposed for allocation (205 dwellings) in the Local Planning Document (site H7) together with SHLAA site 6/671. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. Information from the SHLAA 2017 consultation provides the delivery rates for the allocation site.											

6/53: Church Drive School

Site Information / Planning Status

Street Name	Church Drive				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.58 ha		
Easting	458302	Northing	345242		
Capacity (net)[#]	21 homes (Loss = 0, Gross = 21)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(Z) Derelict Land				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	21	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	21

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently being used for non-residential purposes and is no longer available for residential development.											

6/54: Druids Tavern Public House

Site Information / Planning Status

Street Name	High Street				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.23 ha		
Easting	458515	Northing	345784		
Capacity (net)[#]	10 homes (Loss = 0, Gross = 10)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(T) Transport (other)				
Existing Use Comments	Currently used as a car park				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	10	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	10

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently used as a car park and is not available for residential development.											

6/58: The Oxclose Public House

Site Information / Planning Status

Street Name	Oxclose Lane				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.6 ha		
Easting	456994	Northing	344752		
Capacity (net)[#]	18 homes (Loss = 0, Gross = 18)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(C) Community buildings				
Existing Use Comments	forms part of a public house car park				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	18	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	18

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently used for retail and is not available for residential development.											

6/60: Nottinghamshire Learning Centre

Site Information / Planning Status

Street Name	Sherbrook Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.83 ha		
Easting	457458	Northing	344978		
Capacity (net)[#]	25 homes (Loss = 0, Gross = 25)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(C) Community buildings				
Existing Use Comments	Site cleared. Was previously Nottingham Learning Centre				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	25	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	25

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently in use by the County Council and is likely to be so for the foreseeable future. Therefore the site is not deliverable.											

6/65: Howbeck Road (198, Land Adj. To)

Site Information / Planning Status

Street Name	Howbeck Road				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.47 ha		
Easting	460043	Northing	346324		
Capacity (net)[#]	10 homes (Loss = 0, Gross = 10)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(Z) Derelict Land				
Existing Use Comments	Vacant land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	10		
Year added to SHLAA	2008				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	10

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	No objection on highway grounds. Access maybe difficult to achieve on the southern side of Howbeck Road due to visibility constraints.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently overgrown with trees and unused. Site may have been provided as open space. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/68: Coppice Road/Ravenswood Road

Site Information / Planning Status

Street Name	Coppice Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.1 ha		
Easting	459157	Northing	345826		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(Z) Derelict Land				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	3	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently used for retail and is not available for residential development.											

6/69: Sunnyholme (B)

Site Information / Planning Status

Street Name	Greendale Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.1 ha		
Easting	459068	Northing	344451		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments	Haulage				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0763	Application Type	Outline		
Decision Date	09 February 2015	Expires Date	09 February 2018		
No of dwellings granted	4				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	4	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/0763) granted in September 2015.											

6/80: Top House Farm

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish	Bestwood Village		
Sub-Market Area	Bestwood St Albans	Site Area	0.05 ha		
Easting	458015	Northing	348081		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Separated from urban/village boundary				
Existing Use Type	(B) Agricultural buildings				
Existing Use Comments	Farm barns into three dwellings				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2001/1465	Application Type	Full		
Decision Date	24 October 2001	Expires Date	24 October 2006		
No of dwellings granted	3				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of several Grade II Listed Buildings and a Listed Building Grade II* (Bestwood Pumping Station) and within the setting of a Registered Park & Garden (Bestwood Pumping Station)
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	Current Information suggests sufficient capacity, no detailed assessment made. Assume overcome in original planning permission. Requires direct assessment of timescale for development based upon known infrastructure constraints. Assume overcome in original planning permission

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2001/1465) lapsed in October 2006. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/89: Ashington Drive (Plot 15)

Site Information / Planning Status

Street Name	Ashington Drive				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.04 ha		
Easting	459049	Northing	346749		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(Z) Derelict Land				
Existing Use Comments	Undeveloped land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	89/0723	Application Type	Full		
Decision Date	24 May 1989	Expires Date	24 May 1994		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	1	0	0	0	0	0	0	0
Conclusion											
Planning permission (89/0723) lapsed in May 1994. Information from the SHLAA 2017 consultation states that the applicant intends to develop plot around 2021-22.											

6/90: Coppice Road (142, Land Adj To)

Site Information / Planning Status

Street Name	Coppice Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.04 ha		
Easting	459363	Northing	345751		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2001/1566	Application Type	Full		
Decision Date	11 May 2001	Expires Date	11 May 2006		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2001/1566) lapsed in November 2006. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/91: Cranmore Close (Plot 26)

Site Information / Planning Status

Street Name	Cranmore Close				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.03 ha		
Easting	459021	Northing	346679		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	94/0167	Application Type	Full		
Decision Date	20 April 1994	Expires Date	20 April 1999		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	1	0	0	0	0	0	0	0
Conclusion											
Planning permission (94/0167) lapsed in April 1999. Information from the previous SHLAA 2016 consultation states that the applicant intends to develop plot around 2021/22.											

6/92: Duke Street (20E & 20F)

Site Information / Planning Status

Street Name	Duke Street				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	457984	Northing	345450		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2000/1708	Application Type	Full		
Decision Date	19 April 2001	Expires Date	19 April 2006		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/93: Henry Street (12)

Site Information / Planning Status

Street Name	Henry Street				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.05 ha		
Easting	458178	Northing	346513		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	88/0633	Application Type	Full		
Decision Date	06 August 1988	Expires Date	06 August 1993		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/94: Georgia Drive (27 & 48)

Site Information / Planning Status

Street Name	Georgia Drive				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.08 ha		
Easting	458359	Northing	346736		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	92/1690	Application Type	Full		
Decision Date	02 August 1993	Expires Date	02 August 1998		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to trees protected by Tree Preservation Orders
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	Current Information suggests sufficient capacity, no detailed assessment made. Assume overcome in original planning permission. Requires direct assessment of timescale for development based upon known infrastructure constraints. Assume overcome in original planning permission

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	2	0	0	0	0	0	0
Conclusion											
Planning permission (92/1690) lapsed in February 1998. Information from the previous SHLAA 2016 consultation states that the applicant intends to build 2 plots around 2022/23											

6/95: Calverton Road (81, Land Adj To)

Site Information / Planning Status

Street Name	Calverton Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.04 ha		
Easting	458909	Northing	346326		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2000/0518	Application Type	Outline		
Decision Date	05 March 2000	Expires Date	05 March 2003		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This site has been superseded by permission for extension to the existing house which has now been implemented.											

6/96: Grange Road (44, Land Adj To)

Site Information / Planning Status

Street Name	Grange Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	458322	Northing	343950		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2008/0401	Application Type	Full		
Decision Date	14 July 2008	Expires Date	14 July 2011		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2008/0401) lapsed in July 2011. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/97: Middlebeck Avenue (8, Land Adj To)

Site Information / Planning Status

Street Name	Middlebeck Avenue				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.12 ha		
Easting	460149	Northing	345672		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	97/0780	Application Type	Outline		
Decision Date	17 July 1997	Expires Date	17 July 2000		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/98: Albemarle Road (6)

Site Information / Planning Status

Street Name	Albemarle Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.16 ha		
Easting	457958	Northing	343854		
Capacity (net)[#]	8 homes (Loss = 0, Gross = 8)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(Q) Institutional and communal accommodation				
Existing Use Comments	Nursing home for elderly				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	8	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2002/1601	Application Type	Full		
Decision Date	19 September 2002	Expires Date	19 September 2007		
No of dwellings granted	8				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	8

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2002/1601) lapsed in September 2007. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/119: Marlborough Road (32 & 34)

Site Information / Planning Status

Street Name	Marlborough Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.11 ha		
Easting	458203	Northing	343925		
Capacity (net)[#]	6 homes (Loss = 0, Gross = 6)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	6		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	90/1324	Application Type	Outline		
Decision Date	28 November 1990	Expires Date	28 November 1993		
No of dwellings granted	6				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	6

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (90/1324) lapsed in November 1993. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/122: Ramsey Drive

Site Information / Planning Status

Street Name	Ramsey Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.25 ha		
Easting	460249	Northing	345090		
Capacity (net)[#]	6 homes (Loss = 0, Gross = 6)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	6		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	97/1067	Application Type	Outline		
Decision Date	25 September 1997	Expires Date	25 September 2000		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	6

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (97/1067) lapsed in September 2000. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/147: Mansfield Road (231-233, Land Rear Of)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.11 ha		
Easting	457814	Northing	345689		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2004/0561	Application Type	Outline		
Decision Date	17 May 2004	Expires Date	17 May 2009		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to trees protected by Tree Preservation Orders
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	2	0	0	0	0	0	0	0
Conclusion											
Boundary of the site has been amended to reflect SHLAA 2016 consultation comments received. Planning permission (2004/0561) for erection of two bungalows lapsed in May 2009. Information from the SHLAA 2017 consultation indicates the site could be developable.											

6/148: Furlong Street (16a)

Site Information / Planning Status

Street Name	Furlong Street				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.01 ha		
Easting	458316	Northing	345371		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Shop				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2004/0585	Application Type	Full		
Decision Date	05 April 2004	Expires Date	05 April 2009		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently retail use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2004/0585) lapsed in May 2009. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/171: Coppice Road (89)

Site Information / Planning Status

Street Name	Coppice Road				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	459099	Northing	345892		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land (garage)				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2005/0142	Application Type	Full		
Decision Date	05 September 2005	Expires Date	05 September 2010		
No of dwellings granted	50				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site has now been developed for retail.											

6/187: Middlebeck Drive (11)

Site Information / Planning Status

Street Name	Middlebeck Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.13 ha		
Easting	460296	Northing	345480		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(Q) Institutional and communal accommodation				
Existing Use Comments	Residential Children / Adults Home				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2012/1458	Application Type	Full		
Decision Date	29 January 2013	Expires Date	29 January 2016		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/189: Ashe Close (19, Land Adj To)

Site Information / Planning Status

Street Name	Ashe Close				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.07 ha		
Easting	459755	Northing	345264		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(O) Outdoor recreation				
Existing Use Comments	Open space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2009/0418	Application Type	Full		
Decision Date	07 June 2009	Expires Date	07 June 2012		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2009/0418) lapsed in July 2012. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/193: Coppice Road (108)

Site Information / Planning Status

Street Name	Coppice Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	459122	Northing	345838		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Retail				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2005/0701	Application Type	Full		
Decision Date	08 December 2005	Expires Date	08 December 2010		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently retail use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2005/0701) lapsed in August 2010. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/203: Plains Road (143A)

Site Information / Planning Status

Street Name	Plains Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.16 ha		
Easting	459520	Northing	343895		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Petrol station				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2012/0666	Application Type	Full		
Decision Date	25 July 2012	Expires Date	25 July 2015		
No of dwellings granted	4				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	1	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
3	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/212: Fairview Road (1)

Site Information / Planning Status

Street Name	Fairview Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.06 ha		
Easting	458415	Northing	343633		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2006/0221	Application Type	Full		
Decision Date	05 March 2006	Expires Date	05 March 2009		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2006/0221) lapsed in May 2009. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/218: Woodchurch Road (64, Land South Of)

Site Information / Planning Status

Street Name	Woodchurch Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish	Bestwood Village		
Sub-Market Area	Bestwood St Albans	Site Area	0.44 ha		
Easting	456676	Northing	346354		
Capacity (net)[#]	7 homes (Loss = 0, Gross = 7)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(F) Forestry/woodland				
Existing Use Comments	Woodland				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	7		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0124	Application Type	Full		
Decision Date	Approved subject to signing of s106	Expires Date			
No of dwellings granted	7				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	7

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions based on SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	7	0	0	0	0	0	0	0
Conclusion											
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.											

6/220: Melbury Road (24, Land Rear Of)

Site Information / Planning Status

Street Name	Melbury Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.08 ha		
Easting	458949	Northing	343810		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2006/0368	Application Type	Full		
Decision Date	20 July 2006	Expires Date	20 July 2009		
No of dwellings granted	3				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	2	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/223: Maidens Dale (24, Land North)

Site Information / Planning Status

Street Name	Maidens Dale				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	457815	Northing	345611		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	Open space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2006/0458	Application Type	Outline		
Decision Date	20 July 2006	Expires Date	20 July 2009		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2006/0458) lapsed July 2009. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/238: Acton Road (66, Land Adj To)

Site Information / Planning Status

Street Name	Acton Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	458061	Northing	345516		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2006/0723	Application Type	Outline		
Decision Date	10 March 2006	Expires Date	10 March 2009		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2006/0723) lapsed in October 2009. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/245: Birkland Avenue (26)

Site Information / Planning Status

Street Name	Birkland Avenue				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.08 ha		
Easting	459296	Northing	343712		
Capacity (net)[#]	1 home (Loss = 1, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	50/50 brownfield and greenfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2006/0947	Application Type	Outline		
Decision Date	19 December 2006	Expires Date	19 December 2009		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the site
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2006/0947) lapsed in December 2009. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/248: Baker Avenue (26, Land Rear Of)

Site Information / Planning Status

Street Name	Baker Avenue				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.05 ha		
Easting	459198	Northing	346640		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2012/1089	Application Type	Outline		
Decision Date	26 March 2013	Expires Date	26 March 2016		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/268: Front Street (68)

Site Information / Planning Status

Street Name	Front Street				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.01 ha		
Easting	458630	Northing	345433		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments	Office				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2007/0458	Application Type	Full		
Decision Date	07 May 2007	Expires Date	07 May 2010		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/275: Mansfield Road (216)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.33 ha		
Easting	458252	Northing	346231		
Capacity (net)[#]	2 homes (Loss = 1, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	Predominantly greenfield land (>50%)				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	2		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2010/0755	Application Type	Outline		
Decision Date	27 October 2010	Expires Date	27 October 2013		
No of dwellings granted	3				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2010/0755) lapsed in October 2013. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/313: Clipstone Avenue (7)

Site Information / Planning Status

Street Name	Clipstone Avenue				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.12 ha		
Easting	459167	Northing	343729		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0394	Application Type	Full		
Decision Date	23 June 2015	Expires Date	23 June 2018		
No of dwellings granted	1				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	1	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/351: Calverton Road

Site Information / Planning Status

Street Name	Calverton Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	2.89 ha		
Easting	459143	Northing	346824		
Capacity (net)[#]	60 homes (Loss = 0, Gross = 60)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	60		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	89/0459 & 96/0063	Application Type	Full		
Decision Date	02 July 1990	Expires Date	02 July 1995		
No of dwellings granted	60				
Construction Status	Construction dormant				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	54	Homes remaining as at 31 March 2017	6

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	The site had planning permission. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Remaining six plots left vacant to allow access to larger site beyond boundary. The site will remain in SHLAA database to allow flexibility if developer later wishes to develop site for any reasons.											

6/400: The Wyndings

Site Information / Planning Status

Street Name	Longacre				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	4.75 ha		
Easting	458896	Northing	343678		
Capacity (net)[#]	93 homes (Loss = 0, Gross = 93)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(G) Rough grassland and bracken				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	93		
Year added to SHLAA	2008				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	75/1370	Application Type	Full		
Decision Date	18 October 1975	Expires Date	18 October 1980		
No of dwellings granted	93				
Construction Status	Construction dormant				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	86	Homes remaining as at 31 March 2017	7

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	The site had planning permission. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highway issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
86 plots completed and 7 dwellings remaining (80/0372, 80/0590 and 88/0100). Last plot completed in early 2000s. The site will remain in SHLAA database to allow flexibility if developer later wishes to develop site for any reasons.											

6/454: New Farm (Site A)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	105.67 ha		
Easting	457623	Northing	346760		
Capacity (net)[#]	1500 homes (Loss = 0, Gross = 1500)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1500		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1500

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Listed Building Grade II (The Old Lodge) on site
Natural Environment	Site contains trees protected by Tree Preservation Orders and is adjacent to a protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and adjacent to the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). The southern part of the site has been assessed as suitable for residential development subject to a direct connection to Mansfield Road (A60) by the SUE study. Part of the site breaches the primary and secondary ridgeline and is not suitable for residential development. Highways have indicated there are significant issues with the highways around the site meaning it is unlikely to be suitable for development. The site has not been proposed for allocation through the Local Planning Document.											

6/455: New Farm (Site B)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	31.81 ha		
Easting	457982	Northing	347428		
Capacity (net)[#]	954 homes (Loss = 0, Gross = 954)		Large or Small	Large	
Location	Separated from urban/village boundary				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	954		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	954

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of several Grade II Listed Buildings and a Listed Building Grade II* (Bestwood Pumping Station) and within the setting of a Registered Park & Garden (Bestwood Pumping Station)
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leepool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and is disconnected from the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). The site is beyond the primary ridgeline and would be visually intrusive. There are also significant highways issues with development in the New Farm area. The site has not been proposed for allocation through the Local Planning Document.											

6/456: New Farm (Site C)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	98.13 ha		
Easting	457552	Northing	347232		
Capacity (net)[#]	4000 homes (Loss = 0, Gross = 4000)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	4000		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4000

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of several Grade II Listed Buildings at Bestwood Pumping Station, Alexandra Lodge and Bestwood Lodge Hotel and a Listed Building Grade II* (Bestwood Pumping Station) and within the setting of a Registered Park & Garden (Bestwood
Natural Environment	Site contains trees protected by Tree Preservation Orders and is adjacent to a Local Wildlife Site and a protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leepool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and adjacent to the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). Part of the site is on and also beyond the primary ridgeline and would be visually intrusive. The site would form an unacceptable intrusion into the Green Belt. The site has not been proposed for allocation through the Local Planning Document.											

6/458: New Farm (Site D)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	11.89 ha		
Easting	457597	Northing	346506		
Capacity (net)[#]	357 homes (Loss = 0, Gross = 357)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(O) Outdoor recreation				
Existing Use Comments	Sports Ground/Playing Field				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	357		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	357

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of several Grade II Listed Buildings at Bestwood Lodge Hotel and The Old Lodge
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently leisure use so no loss of agricultural land
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and adjacent to the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). Part of the site has been assessed as suitable for residential development by the SUE study. The site has not been proposed for allocation in the Local Planning Document.											

6/462: New Farm (Site E)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	70 ha		
Easting	458738	Northing	347346		
Capacity (net)[#]	735 homes (Loss = 0, Gross = 735)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	735		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	735

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park)
Natural Environment	Site is adjacent to trees protected by Tree Preservation Orders and more than one protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and adjacent to the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). The site is not suitable for residential development as it would breach the primary ridgeline and include development on agricultural land grade 2. The site has not been proposed for allocation in the Local Planning Document. However the southern part of the site is proposed as safeguarded land (protected) in the Local Planning Document which means the site is protected from development as it is not suitable and/or available for development.											

6/466: New Farm (SUE)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	44.79 ha		
Easting	457696	Northing	346459		
Capacity (net)[#]	900 homes (Loss = 0, Gross = 900)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	Multiple uses				
Existing Use Comments	Mixed agricultural / playing field				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	900		
Year added to SHLAA	2008				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	900

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of several Grade II Listed Buildings at Bestwood Lodge Hotel and The Old Lodge
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is in the Green Belt and adjacent to the urban area. The site has been assessed as part of the Appraisal of Sustainable Urban Extensions (2008) ("SUE study"). The site has been assessed as suitable for residential development by the SUE study provided the issue of access can be addressed. The site requires access to be taken directly from Mansfield Road. County Highways have indicated they have doubts about the capacity of local roads. The site has not been proposed for allocation through the Local Planning Document.											

6/477: Daybrook Laundry

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.93 ha		
Easting	457838	Northing	345079		
Capacity (net)[#]	49 homes (Loss = 0, Gross = 49)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	49	No of dwellings on Greenfield	0		
Year added to SHLAA	2009				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	49

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of a Listed Building Grade II* (Church of St Paul) and a Listed Building Grade II (1-12 Daybrook Almshouses)
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	Mitigation agreed as part of extant permission, unlikely to require additional works for housing subject to this being demonstrated by

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	Council assumptions based on SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	9	20	20	0	0	0	0	0	0	0
Conclusion											
<p>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.</p>											

6/479: Metallifactory Ltd

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.33 ha		
Easting	458291	Northing	346731		
Capacity (net)[#]	72 homes (Loss = 0, Gross = 72)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	72	No of dwellings on Greenfield	0		
Year added to SHLAA	2009				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0854	Application Type			
Decision Date	Approved subject to signing of s106	Expires Date			
No of dwellings granted	72				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	72

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA 2017 consultation / meeting with landowner										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	30	30	12	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/480: Surgeys Lane (75-79, Land Rear Of)

Site Information / Planning Status

Street Name	Surgeys Lane				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.07 ha		
Easting	459272	Northing	346575		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2009				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2010/0470	Application Type	Full		
Decision Date	08 September 2010	Expires Date	08 September 2013		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2010/0470) lapsed in August 2013. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/552: Churchmoor Lane (51) Plot B

Site Information / Planning Status

Street Name	Churchmoor Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	458709	Northing	346501		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land (outbuildings)				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2010				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2009/0314	Application Type	Full		
Decision Date	06 September 2009	Expires Date	06 September 2012		
No of dwellings granted	2				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site contains trees protected by Tree Preservation Orders
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2009/0314) lapsed in June 2012. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/553: Churchmoor Lane (51) Plot A

Site Information / Planning Status

Street Name	Churchmoor Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.06 ha		
Easting	458722	Northing	346510		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land (outbuilding)				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2010				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2009/0322	Application Type	Full		
Decision Date	06 September 2009	Expires Date	06 September 2012		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site contains trees protected by Tree Preservation Orders
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2009/0322) lapsed in June 2012. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/555: Oxclose Lane (143-143A)

Site Information / Planning Status

Street Name	Oxclose Lane				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.03 ha		
Easting	457388	Northing	345158		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2010				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2009/0459	Application Type	Full		
Decision Date	07 October 2009	Expires Date	07 October 2012		
No of dwellings granted	4				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/582: High Street (24)

Site Information / Planning Status

Street Name	High Street				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.01 ha		
Easting	458530	Northing	345410		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2010				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2010/0046	Application Type	Full		
Decision Date	03 August 2010	Expires Date	03 August 2013		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently office use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2010/0046) lapsed in March 2013. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/612: Maitland Road (Garage)

Site Information / Planning Status

Street Name	Maitland Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.05 ha		
Easting	458623	Northing	343525		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Commercial garage				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2011				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2010/0240	Application Type	Full		
Decision Date	24 May 2010	Expires Date	24 May 2013		
No of dwellings granted	2				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2010/0240).											

6/621: Mansfield Road (71, undercroft car park)

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	457941	Northing	344811		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Undercroft car park				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2011				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2014/1207	Application Type	Full		
Decision Date	23 April 2015	Expires Date	23 April 2018		
No of dwellings granted	1				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2014/1207).											

6/626: Mapperley Plains (335)

Site Information / Planning Status

Street Name	Mapperley Plains				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.17 ha		
Easting	460245	Northing	344922		
Capacity (net)[#]	4 homes (Loss = 1, Gross = 5)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	Predominantly greenfield land (>50%)				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	4		
Year added to SHLAA	2011				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2010/0741	Application Type	Full		
Decision Date	20 October 2010	Expires Date	20 October 2013		
No of dwellings granted	5				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2010/0741) lapsed in October 2013. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/628: Cross Street (48)

Site Information / Planning Status

Street Name	Cross Street				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.07 ha		
Easting	458415	Northing	345849		
Capacity (net)[#]	5 homes (Loss = 0, Gross = 5)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling/Yard				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	5	No of dwellings on Greenfield	0		
Year added to SHLAA	2011				
Site Source					
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	5

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This is a duplicated site - see SHLAA site 6/57.											

6/654: Lodge Farm Lane Site B

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	2.06 ha		
Easting	458464	Northing	346788		
Capacity (net)[#]	50 homes (Loss = 0, Gross = 50)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	50		
Year added to SHLAA	2011				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	50

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

Green Belt	Site is in the Green Belt
Flood Risk	
Heritage	
Natural Environment	
Agricultural Land	
Highway comments	

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is part of SHLAA site 6/48 - see 6/48 for details.											

6/655: Land North of Bottomhouse Farm Mansfield Road

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish	Bestwood Village		
Sub-Market Area	Bestwood St Albans	Site Area	7.27 ha		
Easting	457562	Northing	349175		
Capacity (net)[#]	210 homes (Loss = 0, Gross = 210)		Large or Small	Large	
Location	Separated from urban/village boundary				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	210		
Year added to SHLAA	2011				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	210

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Part of site within Flood Zone 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	The site is not considered to be in a sustainable location.

SHLAA 2017 Assessment

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

6/667: Sir John Robinson House

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.74 ha		
Easting	458009	Northing	344965		
Capacity (net)[#]	50 homes (Loss = 0, Gross = 50)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments	County Council offices				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	50	No of dwellings on Greenfield	0		
Year added to SHLAA	2012				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	50

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/668: Land Off Mapperley Plains

Site Information / Planning Status

Street Name	Mapperley Plains				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	2.12 ha		
Easting	459819	Northing	344473		
Capacity (net)[#]	100 homes (Loss = 0, Gross = 100)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(O) Outdoor recreation				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	100		
Year added to SHLAA	2012				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	100

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Part of the site is a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Gedling Road, Wemley Road or Mapperley Plains.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is protected open space and not suitable for residential development.											

6/671: Extension of Howbeck Road

Site Information / Planning Status

Street Name	Mapperley Plains				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	2.03 ha		
Easting	460365	Northing	345792		
Capacity (net)[#]	60 homes (Loss = 0, Gross = 60)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	60		
Year added to SHLAA	2012				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	60

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	Access from Mapperley Plains in association with adjacent SHLAA sites

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	See SHLAA site 6/51 for the delivery rates										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is proposed for allocation (205 dwellings) in the Local Planning Document (site H7) together with SHLAA site 6/51. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/51 for the delivery rates for the allocation site.											

6/674: Front Street (55)

Site Information / Planning Status

Street Name	Front Street				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	458579	Northing	345394		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(L) Leisure and recreational buildings				
Existing Use Comments	Amusement centre (storage and office)				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2012				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2011/0471	Application Type	Full		
Decision Date	07 May 2011	Expires Date	07 May 2014		
No of dwellings granted	1				
Construction Status	Construction completed				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	n/a										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site complete. This has been confirmed by Local Tax (April 2017).											

6/681: Sobers Gardens (36, Land Adj To)

Site Information / Planning Status

Street Name	Sobers Gardens				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.04 ha		
Easting	459936	Northing	344899		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2012				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1269	Application Type	Full		
Decision Date	17 December 2015	Expires Date	17 December 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	1	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/1269) granted in December 2015.											

6/723: Melbury Road (65)

Site Information / Planning Status

Street Name	Melbury Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	459154	Northing	344066		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2013				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2012/0266	Application Type	Full		
Decision Date	25 May 2012	Expires Date	25 May 2015		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently retail use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2012/0266) lapsed in May 2015. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/727: Plains Road (35)

Site Information / Planning Status

Street Name	Plains Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	459123	Northing	343440		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2013				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2012/0270	Application Type	Full		
Decision Date	05 August 2012	Expires Date	05 August 2015		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently office use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2012/0270) lapsed in May 2015. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/768: B and Q Unit Mansfield Road

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.03 ha		
Easting	458023	Northing	344546		
Capacity (net)[#]	60 homes (Loss = 0, Gross = 60)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	60	No of dwellings on Greenfield	0		
Year added to SHLAA	2013				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	60

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to a protected open space
Agricultural Land	Site is currently retail use within the urban area so no loss of agricultural land
Highway comments	Existing access onto Mansfield Road - may be issues if increase in traffic.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site has now been developed for retail use. Information from the previous SHLAA 2016 consultation confirms that the site is longer available for residential use.											

6/778: Land to the west of the A60 Redhill

Site Information / Planning Status

Street Name	Mansfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	8.07 ha		
Easting	458132	Northing	346756		
Capacity (net)[#]	150 homes (Loss = 0, Gross = 150)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	150		
Year added to SHLAA	2013				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	150

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to trees protected by Tree Preservation Orders and more than one protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	Transport Assessment and Travel Plan have been submitted and reviewed by County Highways. The predicted trip generation in association with the development seems to be reasonable. With regards to the scale of development, the proposed signalised junction is likely to be the appropriate form of new junction onto Mansfield Road and should be carefully considered to ensure that there is no detrimental flow of traffic on the A60. The junction with the A60 and internal roads should be designed and constructed in accordance with the 6Cs Design Guide. Highway related planning obligations are likely to be required. Overall, subject to these requirements and a detailed assessment through a planning application, the site is considered suitable from a highways perspective.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	50	50	50	0	0	0	0	0	0	0
Conclusion											
The site is proposed for allocation in the Local Planning Document (site X3). The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. 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.											

6/784: Ravenswood Road (143)

Site Information / Planning Status

Street Name	Ravenswood Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.04 ha		
Easting	459082	Northing	345769		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Granny flat				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2013/0108	Application Type	Full		
Decision Date	17 April 2013	Expires Date	17 April 2016		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

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

6/797: Warren Hill Community Church

Site Information / Planning Status

Street Name	Muirfield Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Bestwood St Albans	Site Area	0.11 ha		
Easting	456347	Northing	346536		
Capacity (net)[#]	6 homes (Loss = 0, Gross = 6)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(C) Community buildings				
Existing Use Comments	Church building				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	6	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2017/0557	Application Type	Full		
Decision Date	Pending consideration	Expires Date			
No of dwellings granted	6				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	6

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is part of a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	Council assumptions based on telephone call with landowner (May 2017)										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	6	0	0	0	0	0	0	0
Conclusion											
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.											

6/813: Mapperley Plains (231)

Site Information / Planning Status

Street Name	Mapperley Plains				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.11 ha		
Easting	459906	Northing	344251		
Capacity (net)[#]	Replacement dwelling (0 home) (Loss = 1, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Replacement dwelling				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2013/1003	Application Type	Full		
Decision Date	30 January 2014	Expires Date	30 January 2017		
No of dwellings granted	1				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	1	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/820: Byron House

Site Information / Planning Status

Street Name	Front Street				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.03 ha		
Easting	458695	Northing	345703		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(J) Offices				
Existing Use Comments	Offices (B1a)				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2013/0028PN	Application Type			
Decision Date	02 October 2014	Expires Date	30 May 2016		
No of dwellings granted	4				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently office use within the urban area so no loss of agricultural land
Highway comments	The site had planning permission at the time it was added to the SHLAA. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This site has permitted development rights (Class J) for change of use of offices to residential (2013/0028PN) which lapsed on 30 May 2016. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable.											

6/846: Church Lane (land St Mary's Vicarage)

Site Information / Planning Status

Street Name	Church Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.14 ha		
Easting	458721	Northing	346118		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	Site is part of a vicarage/churchyard				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	Site is within the setting of a Listed Building Grade II* (Church of St Mary) and a Listed Building Grade II (Boundary wall at Church of St Mary)
Natural Environment	Site is a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	No objections to planning application (2007/0890) subject to flats and parking being 'cut in' to the site.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2007/0890) was refused for 6 flats and car parking due to the impact on the setting of the Listed Building. It is not considered that an alternative scheme that would overcome the reasons for refusal is likely.											

6/850: Georgia Drive (11, land adj to)

Site Information / Planning Status

Street Name	Georgia Drive				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.17 ha		
Easting	458479	Northing	346620		
Capacity (net)[#]	5 homes (Loss = 0, Gross = 5)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	Amenity space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	5		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	5

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Georgia Drive

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. With the sloping nature of part of the site, the loss of amenity space and the existing streetscape mean that this site is not considered suitable for residential development.											

6/851: Kenneth Road

Site Information / Planning Status

Street Name	Kenneth Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.12 ha		
Easting	458600	Northing	346666		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	Amenity space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 2
Highway comments	The site had planning permission. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	3	0	0	0	0	0	0	0
Conclusion											
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.											

6/852: Warren Hill Close (land)

Site Information / Planning Status

Street Name	Warren Hill Close				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.11 ha		
Easting	457434	Northing	345438		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	Amenity space and some car parking				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Excluded from assessment										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. With the sloping nature of part of the site, the loss of amenity space and the existing streetscape mean that this site is not considered suitable for residential development.											

6/853: Carmel Gardens (118, land adj to)

Site Information / Planning Status

Street Name	Carmel Gardens				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.07 ha		
Easting	458632	Northing	344891		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(V) Vacant land previously developed				
Existing Use Comments	Private car parking				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Unlikely to object to modest development subject to parking loss being mitigated.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable, unless new information is provided.											

6/854: Carmel Gardens

Site Information / Planning Status

Street Name	Carmel Gardens				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.13 ha		
Easting	458618	Northing	344800		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	4		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Only possible access is via track off Arnot Hill Road.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. No information has been received from the landowner to confirm that the site is still deliverable so assume site is not deliverable or developable, unless new information is provided.											

6/855: Ramsey Drive (80, land adj to)

Site Information / Planning Status

Street Name	Ramsey Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.21 ha		
Easting	459970	Northing	344691		
Capacity (net)[#]	6 homes (Loss = 0, Gross = 6)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(O) Outdoor recreation				
Existing Use Comments	Part of site is protected open space remainder is amenity space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	6		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	6

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Ramsey Drive and/or Newton Close

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Part of the site is protected open space. Development of the site would result in the loss of protected open space. The site is not suitable for residential development.											

6/856: Walsingham Road (68, land adj to)

Site Information / Planning Status

Street Name	Walsingham Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.10 ha		
Easting	459541	Northing	343998		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Walsingham Rd

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. No information has been received from the landowner to confirm that the site is deliverable so assume site is not deliverable or developable, unless new information is provided.											

6/863: Calverton Road (Rear of 1 and 3 Ashington Drive)

Site Information / Planning Status

Street Name	Calverton Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.13 ha		
Easting	459077	Northing	346610		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	4		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	The site had planning permission. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	4	0	0	0	0	0	0	0
Conclusion											
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.											

6/864: Church Street (36)

Site Information / Planning Status

Street Name	Church Street				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.11 ha		
Easting	458698	Northing	345998		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(S) Storage and warehousing				
Existing Use Comments	Coal merchant				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	3	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	Access from Church Street

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is within the urban area. Information from the SHLAA 2017 consultation indicates that the site is currently in active use. Assume the site is not available for residential development.											

6/865: Malin Close (Land Adj 11)

Site Information / Planning Status

Street Name	Malin Close				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.51 ha		
Easting	459494	Northing	345600		
Capacity (net)[#]	0 home (Loss = 0, Gross = 0)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(W) Water				
Existing Use Comments	Appears to form part of local drainage system				
Brownfield or Greenfield					
No of dwellings on Brownfield		No of dwellings on Greenfield			
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	0

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Malin Close.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site appears to form part of local drainage system. It is not considered suitable for residential development.											

6/866: Rolleston Drive/Darlton Drive

Site Information / Planning Status

Street Name	Rolleston Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.95 ha		
Easting	459498	Northing	345362		
Capacity (net)[#]	28 homes (Loss = 0, Gross = 28)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(I) Industry				
Existing Use Comments					
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	28	No of dwellings on Greenfield	0		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	Yes				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	28

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently industry use within the urban area so no loss of agricultural land
Highway comments	Access from Rolleston Drive

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is currently protected for employment use in the Replacement Local Plan. The Nottingham City Region Employment Land Study (January 2007) recommends this part of the site is released from employment protection. The site is suitable and likely achievable for residential purposes. As the site is currently in active use, it is not considered available for residential development.											

6/867: Coleridge Crescent (Land)

Site Information / Planning Status

Street Name	Coleridge Crescent				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.13 ha		
Easting	457543	Northing	345200		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(N) Natural and semi-natural land				
Existing Use Comments	amenity space				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	2		
Year added to SHLAA	2014				
Site Source	SHLAA survey				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is a protected open space
Agricultural Land	Site within the urban area so no loss of agricultural land
Highway comments	Access from Coleridge Crescent. Site includes a turning head.

SHLAA 2017 Assessment

Assessment	Not deliverable or developable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is a protected open space within the urban area. Contact details for the current owner unknown so assume site is not deliverable or developable, unless new information is provided.											

6/871: Killisick Lane (site 1)

Site Information / Planning Status

Street Name	Killisick Lane				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	3.61 ha		
Easting	459720	Northing	346397		
Capacity (net)[#]	85 homes (Loss = 0, Gross = 85)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(G) Rough grassland and bracken				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	85		
Year added to SHLAA	2015				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref		Application Type			
Decision Date		Expires Date			
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	85

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is part of a Local Nature Reserve
Agricultural Land	Agricultural land grade 3
Highway comments	Potential access from Howbeck Road or through SHLAA sites to the east. Killisick Lane would require improvements prior to any access along it.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	See SHLAA site 6/50 for the delivery rates										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Part of the site is proposed for allocation (230 dwellings) in the Local Planning Document (site H8) together with SHLAA sites 6/50, 6/872, 6/873 and 6/1032. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/50 for the delivery rates for the allocation site.											

6/872: Killisick Lane (site 2)

Site Information / Planning Status

Street Name	Killisick Lane				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	1.01 ha		
Easting	459749	Northing	346589		
Capacity (net)[#]	20 homes (Loss = 0, Gross = 20)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	20		
Year added to SHLAA	2015				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	20

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to a Local Nature Reserve
Agricultural Land	Agricultural land grade 3
Highway comments	Access via Killisick LANE subject to improvements. Potential links through adjacent SHLAA sites to the east.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	See SHLAA site 6/50 for the delivery rates										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is proposed for allocation (230 dwellings) in the Local Planning Document (site H8) together with SHLAA sites 6/50, 6/871, 6/873 and 6/1032. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/50 for the delivery rates for the allocation site.											

6/873: Killisick Lane (site 3)

Site Information / Planning Status

Street Name	Killisick Lane				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	8.87 ha		
Easting	460092	Northing	346535		
Capacity (net)[#]	55 homes (Loss = 0, Gross = 55)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	55		
Year added to SHLAA	2015				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	55

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	Access would likely come in connection with adjacent SHLAA sites - via Strathmore Road and/or Mapperley Plains. Potential via Killisick Lane, although it may not be possible to upgrade this sufficiently to accommodate the level of potential development. Further investigation needed.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	See SHLAA site 6/50 for the delivery rates										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Part of the site is proposed for allocation (230 dwellings) in the Local Planning Document (site H8) together with SHLAA sites 6/50, 6/872, 6/873 and 6/1032. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/50 for the delivery rates for the allocation site.											

6/880: Arnot Hill Road (48A)

Site Information / Planning Status

Street Name	Arnot Hill Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.03 ha		
Easting	458451	Northing	344874		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2015				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2014/1045	Application Type	Full		
Decision Date	11 November 2014	Expires Date	11 November 2017		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2014/1045) granted in November 2014.											

6/882: Beech Avenue (35, Land Adj To)

Site Information / Planning Status

Street Name	Beech Avenue				
Locality	Arnold				
Ward	Porchester	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.07 ha		
Easting	459080	Northing	343676		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2015				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1037	Application Type	Full		
Decision Date	26 October 2015	Expires Date	26 October 2018		
No of dwellings granted	3				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
3	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2015/1037).											

6/885: Ramsey Drive (71)

Site Information / Planning Status

Street Name	Ramsey Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	459840	Northing	344644		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2015				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2014/0612	Application Type	Full		
Decision Date	29 January 2015	Expires Date	29 January 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2014/0612) granted in January 2015.											

6/927: Arno Vale Road (1, Land Adj)

Site Information / Planning Status

Street Name	Arno Vale Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.05 ha		
Easting	458350	Northing	344251		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	3		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0330	Application Type	Full		
Decision Date	05 June 2016	Expires Date	05 June 2019		
No of dwellings granted	3				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
3	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/0330).											

6/928: Bagnall Avenue (Land Off)

Site Information / Planning Status

Street Name	Bagnall Avenue				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.06 ha		
Easting	457259	Northing	345161		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0093	Application Type	Full		
Decision Date	15 April 2016	Expires Date	15 April 2019		
No of dwellings granted	4				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	4	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2016/0093) granted in April 2016.											

6/929: Churchmoor Lane (50)

Site Information / Planning Status

Street Name	Churchmoor Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.08 ha		
Easting	458712	Northing	346430		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land (garage)				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1171	Application Type	Full		
Decision Date	19 November 2015	Expires Date	19 November 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/930: Gedling Road (323)

Site Information / Planning Status

Street Name	Gedling Road				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.07 ha		
Easting	459515	Northing	344625		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0770	Application Type	Outline		
Decision Date	27 August 2015	Expires Date	27 August 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/0770) granted in August 2015.											

6/931: Grange Road (42, Land Rear Of)

Site Information / Planning Status

Street Name	Grange Road				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	458310	Northing	343925		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0190	Application Type	Full		
Decision Date	21 April 2016	Expires Date	21 April 2019		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/0190) granted in April 2016.											

6/932: Newcombe Drive (4)

Site Information / Planning Status

Street Name	Newcombe Drive				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	459992	Northing	345131		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1292	Application Type	Full		
Decision Date	30 December 2015	Expires Date	30 December 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/1292) granted in December 2015.											

6/933: Nursery Road

Site Information / Planning Status

Street Name	Nursery Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.04 ha		
Easting	459123	Northing	345155		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0801	Application Type	Full		
Decision Date	22 May 2017	Expires Date	22 May 2020		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
1	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/934: Robin Hood Road (3)

Site Information / Planning Status

Street Name	Robin Hood Road				
Locality	Arnold				
Ward	Bestwood St Albans	Parish			
Sub-Market Area	Bestwood St Albans	Site Area	0.03 ha		
Easting	457102	Northing	346203		
Capacity (net)[#]	1 home (Loss = 1, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1378	Application Type	Full		
Decision Date	02 February 2016	Expires Date	02 February 2019		
No of dwellings granted	2				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	1	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2015/1378) for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.											

6/935: Rolleston Drive (5)

Site Information / Planning Status

Street Name	Rolleston Drive				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.12 ha		
Easting	459122	Northing	345120		
Capacity (net)[#]	Replacement dwelling (0 home) (Loss = 1, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0536	Application Type	Full		
Decision Date	30 July 2015	Expires Date	30 July 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	0

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
This site has planning permission (2015/0536) for a replacement dwelling, net gain is zero.											

6/936: Sandfield Road (51)

Site Information / Planning Status

Street Name	Sandfield Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.08 ha		
Easting	458751	Northing	344765		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0398	Application Type	Full		
Decision Date	21 July 2015	Expires Date	21 July 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/0398) granted in July 2015.											

6/937: Stanhope Crescent (9)

Site Information / Planning Status

Street Name	Stanhope Crescent				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.02 ha		
Easting	458274	Northing	345856		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0992	Application Type	Full		
Decision Date	22 November 2016	Expires Date	22 November 2018		
No of dwellings granted	1				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/0992).											

6/938: Sunnyholme (A)

Site Information / Planning Status

Street Name	Greendale Road				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.03 ha		
Easting	459048	Northing	344485		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/0098	Application Type	Outline		
Decision Date	14 April 2015	Expires Date	14 April 2018		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	1	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/0098) granted in April 2015.											

6/939: Worrall Avenue (48)

Site Information / Planning Status

Street Name	Worrall Avenue				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.02 ha		
Easting	458909	Northing	345464		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2016				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0713	Application Type	Full		
Decision Date	08 August 2016	Expires Date	08 August 2019		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	1	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2016/0713) granted in August 2016.											

6/977: Lodge Farm Lane Phase 2 Redhill

Site Information / Planning Status

Street Name	Lodge Farm Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	4.88 ha		
Easting	458983	Northing	347032		
Capacity (net)[#]	81 homes (Loss = 0, Gross = 81)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	81		
Year added to SHLAA	2016				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	81

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	Site is adjacent to more than one protected open space
Agricultural Land	Agricultural land grades 2 and 3
Highway comments	Development of this site alongside 6/48 would increase the level of development to 300. It is considered that access onto Mansfield Road (A60) with a secondary access through the adjacent Stockings Farm site is acceptable.

SHLAA 2017 Assessment

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

6/993: Byron Street (Adj To 64)

Site Information / Planning Status

Street Name	Byron Street				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.14 ha		
Easting	457888	Northing	344970		
Capacity (net)[#]	21 homes (Loss = 0, Gross = 21)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Car park				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	21	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0414	Application Type	Full		
Decision Date	13 January 2017	Expires Date	13 January 2020		
No of dwellings granted	21				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	21

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
10	11	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/994: Danes Close (garage site 3)

Site Information / Planning Status

Street Name	Danes Close				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.09 ha		
Easting	457724	Northing	345679		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	3	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/1234	Application Type	Full		
Decision Date	20 January 2017	Expires Date	20 January 2020		
No of dwellings granted	3				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
3	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/1234). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.											

6/995: Maidens Dale (garage site 10)

Site Information / Planning Status

Street Name	Maidens Dale				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.12 ha		
Easting	457765	Northing	345656		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/1233	Application Type	Full		
Decision Date	24 January 2017	Expires Date	24 January 2020		
No of dwellings granted	4				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
4	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/998: Woodthorpe Avenue (4A)

Site Information / Planning Status

Street Name	Woodthorpe Avenue				
Locality	Arnold				
Ward	Woodthorpe	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.13 ha		
Easting	458105	Northing	343678		
Capacity (net)[#]	Replacement dwelling (0 home) (Loss = 1, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Replacement dwelling				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/1155	Application Type	Full		
Decision Date	23 December 2016	Expires Date	23 December 2029		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	0

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source											
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission (2016/1155) granted in December 2016 for a replacement dwelling, net gain is zero.											

6/1000: Bestwood Lodge Drive (garage site 7)

Site Information / Planning Status

Street Name	Bestwood Lodge Drive				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.1 ha		
Easting	457656	Northing	345689		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0334	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	4				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
4	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/1001: Bestwood Lodge Drive (garage site 8)

Site Information / Planning Status

Street Name	Bestwood Lodge Drive				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.13 ha		
Easting	457562	Northing	345649		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0335	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	4				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
4	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/0335). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.											

6/1002: Danes Close (garage site 2)

Site Information / Planning Status

Street Name	Danes Close				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.03 ha		
Easting	457753	Northing	345763		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0329	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	2				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/0329). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.											

6/1003: Ernehale Court

Site Information / Planning Status

Street Name	Cross Street				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.27 ha		
Easting	458510	Northing	345831		
Capacity (net)[#]	18 homes (Loss = 0, Gross = 18)		Large or Small	Large	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Sheltered accommodation (24 beds)				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	18	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0624	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	18				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	18

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
18	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/1004: Falconers Walk (garage site 6)

Site Information / Planning Status

Street Name	Falconers Walk				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.07 ha		
Easting	457508	Northing	345699		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0332	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	2				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site is currently under construction (2016/0332). Information from the SHLAA 2017 consultation provides the anticipated completion date of March 2018.											

6/1005: Hanworth Gardens (garage site 9)

Site Information / Planning Status

Street Name	Hanworth Gardens				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.05 ha		
Easting	457598	Northing	345842		
Capacity (net)[#]	2 homes (Loss = 0, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0336	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	2				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/1006: Moyra Drive (garage site 24)

Site Information / Planning Status

Street Name	Moyra Drive				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.09 ha		
Easting	457467	Northing	345329		
Capacity (net)[#]	4 homes (Loss = 0, Gross = 4)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	4	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0443	Application Type	Full		
Decision Date	25 August 2016	Expires Date	25 August 2019		
No of dwellings granted	4				
Construction Status	Construction underway				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	4

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
4	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
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.											

6/1010: Nottingham Road (153-157)

Site Information / Planning Status

Street Name	Nottingham Road				
Locality	Arnold				
Ward	Daybrook	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.07 ha		
Easting	458445	Northing	345287		
Capacity (net)[#]	3 homes (Loss = 0, Gross = 3)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	A3 unit (first floor)				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	3	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0809	Application Type	Full		
Decision Date	09 September 2016	Expires Date	09 September 2019		
No of dwellings granted	3				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	3

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	3	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2016/0809) granted in September 2016.											

6/1013: Calverton Road (6)

Site Information / Planning Status

Street Name	Calverton Road				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.01 ha		
Easting	458758	Northing	346083		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2015/1309	Application Type	Full		
Decision Date	13 May 2016	Expires Date	13 May 2019		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	1	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2015/1309) granted in May 2016.											

6/1018: Gorman Court (7)

Site Information / Planning Status

Street Name	Gorman Court				
Locality	Arnold				
Ward	Plains	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.05 ha		
Easting	459844	Northing	345168		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garden land				
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	1		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0259	Application Type	Full		
Decision Date	18 July 2016	Expires Date	18 July 2019		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	1	0	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2016/0259) granted in July 2016.											

6/1020: Front Street (33-35)

Site Information / Planning Status

Street Name	Front Street				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.01 ha		
Easting	458556	Northing	345354		
Capacity (net)[#]	1 home (Loss = 0, Gross = 1)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(K) Retailing				
Existing Use Comments	Flat				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	1	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0520	Application Type	Full		
Decision Date	16 June 2016	Expires Date	16 June 2019		
No of dwellings granted	1				
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	1

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	Council assumptions										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	1	0	0	0	0	0	0	0	0
Conclusion											
Planning permission for residential development (2016/0520) granted in June 2016.											

6/1032: Killisick Lane (site 4)

Site Information / Planning Status

Street Name	Killisick Lane				
Locality	Arnold				
Ward	Coppice	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.52 ha		
Easting	459782	Northing	346628		
Capacity (net)[#]	15 homes (Loss = 0, Gross = 15)		Large or Small	Large	
Location	Adjacent urban area				
Existing Use Type	(A) Agricultural land				
Existing Use Comments					
Brownfield or Greenfield	Greenfield land				
No of dwellings on Brownfield	0	No of dwellings on Greenfield	15		
Year added to SHLAA	2017				
Site Source	Submitted by landowner, developer or agent				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	15

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Agricultural land grade 3
Highway comments	Killisick Lane is a public bridleway that can be accessed directly from Killisick Road or from an unadopted section of Surgeys Lane. A development of this size should be served from an adoptable road layout with a smooth transition into the existing network. The narrow width of Killisick Lane will prevent such provision from being made if third party land is not secured. The vertical alignment of Surgeys Lane is too severe to be considered for upgrading/adoption. Visibility at the Killisick Lane /Killisick Road junction will need to be assessed to demonstrate compliance. The narrow width of the lane is likely to raise concerns regarding the potential for conflictsto arise between development traffic and pedestrians.

SHLAA 2017 Assessment

Assessment	May be suitable subject to policy change										
Delivery Source	See SHLAA site 6/50 for the delivery rates										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
The site is proposed for allocation (230 dwellings) in the Local Planning Document (site H8) together with SHLAA sites 6/50, 6/871, 6/872 and 6/873. The site is within the Green Belt and adjacent to the urban area. A decision will be needed to amend the Green Belt boundaries and the site will be classed as "suitable subject to policy change" until the Local Planning Document is adopted. See SHLAA site 6/50 for the delivery rates for the allocation site.											

6/1034: Derwent Crescent

Site Information / Planning Status

Street Name	Derwent Crescent				
Locality	Arnold				
Ward	Ernehale	Parish			
Sub-Market Area	Arnold/Mapperley	Site Area	0.55 ha		
Easting	459393	Northing	344629		
Capacity (net)[#]	9 homes (Loss = 0, Gross = 9)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Garages				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	9	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Other				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref			Application Type		
Decision Date			Expires Date		
No of dwellings granted					
Construction Status	Construction not started				
Homes lost by demolition or conversion as at 31 March 2017	0	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	9

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

Green Belt	Site is not in the Green Belt
Flood Risk	Not within Flood Zone 2 or 3
Heritage	No historic environment constraints
Natural Environment	No existing designations (i.e. Local Wildlife Site and Local Nature Reserve), protected open space or trees protected by Tree Preservation Orders within the remaining plots
Agricultural Land	Site is currently residential use so no loss of agricultural land
Highway comments	The Highway Authority is unlikely to raise an objection in principle subject to any new road layout and visibility requirements conforming to 6C's Design Guide standards. Vehicular access onto Gedling Road should be avoided.

SHLAA 2017 Assessment

Assessment	Developable										
Delivery Source	SHLAA consultation response 2017										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
0	0	0	0	9	0	0	0	0	0	0	0
Conclusion											
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.											

6/1045: Church Lane (11A)

Site Information / Planning Status

Street Name	Church Lane				
Locality	Arnold				
Ward	Redhill	Parish			
Sub-Market Area	Arnold/Bestwood	Site Area	0.03 ha		
Easting	458658	Northing	346097		
Capacity (net)[#]	1 home (Loss = 1, Gross = 2)		Large or Small	Small	
Location	Within urban area				
Existing Use Type	(R) Residential				
Existing Use Comments	Dwelling				
Brownfield or Greenfield	Brownfield land				
No of dwellings on Brownfield	2	No of dwellings on Greenfield	0		
Year added to SHLAA	2017				
Site Source	Planning application / pre application				
Is it allocated in the adopted Local Plan?*	No				
Planning Ref	2016/0596	Application Type	Full		
Decision Date	07 December 2016	Expires Date	07 December 2019		
No of dwellings granted	2				
Construction Status	Construction completed				
Homes lost by demolition or conversion as at 31 March 2017	1	Homes built as at 31 March 2017	0	Homes remaining as at 31 March 2017	2

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

* Replacement Local Plan or Aligned Core Strategy

Constraints

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

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

SHLAA 2017 Assessment

Assessment	Deliverable										
Delivery Source	n/a										
Projected completions – number of remaining homes expected to be built											
2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	After 2028
2	0	0	0	0	0	0	0	0	0	0	0
Conclusion											
Site completed in April 2017.											