

Further Revised Housing Background Paper Addendum



May 2017

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Purpose of the Further Revised Addendum

This Further Revised Housing Background Paper Addendum has been updated to reflect issues raised by consultees on the Revised Housing Background Paper Addendum (March 2017) (**EX/104**) and reflect changes that have taken place since the publication of the Revised Housing Background Paper Addendum in March 2017.

This document supersedes the Revised Housing Background Paper Addendum (March 2017) (**EX/104**) and demonstrates that the Local Planning Document will deliver a five year land supply and reflect changes to delivery start dates and delivery rates as discussed at the hearing sessions for the Local Planning Document that took place in February and March 2017 and the Update to the Revised Housing Background Paper Addendum – April 2017 (**EX/111**) which provides the final completion figure for 2016/17.

In order to clearly identify the updated changes that have been made to the Revised Housing Background Paper Addendum, where amended information has been provided, deleted text is shown as ~~striketrough~~ and additional text is shown in blue.

For clarification, only the final changes as shown in the Revised Housing Background Paper Addendum are shown in this document, with the exception of **Appendix E** where the changes remain as previously (which are now highlighted in black) for information only.

The key changes since the submission of the Local Planning Document are as follows:-

- In terms of timescale, ~~this revised addendum is published at the end of March (i.e. the last month of the current financial year) and it has been considered appropriate that~~ the five year period covered by this assessment is should now be from 1 April 2017 to 31 March 2022. ~~While the completions figure of 184 has been provided for the period 1 April 2016 to 28 February 2017, an estimate of 15 dwellings¹ has been provided for March 2017. This brings the completions figure for 2016/17 to 199. The five year supply assessment takes into account the under delivery of housing during 2016/17. It is intended to update the position with the exact completions figures for 2016/17 by the end of April 2017;~~
- The strategic sites in the Aligned Core Strategy and the proposed site allocations in the Local Planning Document have been updated to reflect any new information in the light of discussions at the hearing sessions and recent confirmation of the delivery start date and delivery rates;
- Information on existing sites included in the assessment has been updated to reflect where work has started on site, construction on site has completed, permission has lapsed or a renewed permission has been granted. For those sites that have lapsed since 1 April 2016 and no information has been

¹ ~~14 completions in the urban area and 1 completion in Burton Joyce.~~

provided to demonstrate that they are still developable, they are now excluded from the housing supply;

- New sites have been included, including those that have been granted planning permission [between 1 April 2016 and 31 March 2017](#) or granted subject to the signing of the s106 [since 1 April 2016](#) as well as those that are the subject of a pre-application or planning application;
- The list of sites under the threshold has been updated. Only those sites where information has been received as part of the SHLAA 2016 consultation or in 2017 are now included in the housing supply. Those sites where no information has been received to demonstrate that they are developable are now excluded from the housing supply; and
- The windfall allowance has been revisited. Whilst the windfall allowance figure has been updated to 40 homes per annum, the previous assumption that this would be all be delivered in the last five years of the plan period has been revisited and it is now assumed windfall allowance would be delivered from Year 4 onwards. This change has arisen from the detailed work undertaken on sites below the threshold. Rather than assuming sites will come forward unless indicated otherwise, it is now assumed that sites will only come forward if there is clear evidence that the site is deliverable or developable. It is therefore reasonable to assume that some developers and landowners will change their minds or that other sites (that fall within the definition of windfall) will come forward. This is evidenced by the number of such dwellings that have come forward in recent years. The inclusion of windfall allowance from Years 4 onwards has resulted in 80 homes being added to the five year land supply.

This [further](#) revised addendum demonstrates that the Council has a ~~5.13~~ [5.09](#) year supply of housing land. In addition, the overall housing supply exceeds the Council's requirement of 7,250 homes by ~~537~~ [506](#) totalling ~~7,787~~ [7,756](#) homes.

In preparing this [further](#) revised addendum, it is recognised that the Council is a Green Belt authority and so any further increase in sites contributing to the five year land supply would result in additional changes to Green Belt boundaries. It is also noted that Green Belt boundaries have already been amended in order to identify safeguarded land.

This [further](#) revised addendum is not the SHLAA 2017 update. The reason for this is that consultation has not been undertaken to assess the deliverability of all sites.

Consultation has ~~only~~ taken place to update the deliverability of the strategic sites in the Aligned Core Strategy, the proposed site allocations in the Local Planning Document, [sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017](#) and sites under the threshold. [In order to comprise a full SHLAA 2017 update, consultation would also need to be undertaken on the non-allocated sites with planning permission. However the National Planning Policy Framework states in footnote 11 that sites with planning permission should be considered deliverable until permission expires.](#)

~~In order to clearly identify the changes that have been made to the Housing Background Paper Addendum (December 2016), where text or a site has been changed, deleted text or site is shown as strikethrough and additional text or site shown in red.~~

Introduction

- 1.1 This is a further revised addendum to the Housing Background Paper (May 2016) (**LPD/BACK/01**) and supersedes both the Housing Background Paper Addendum (December 2016) (**EX/22**) and Revised Housing Background Paper Addendum (March 2017) (EX/104) and the Update to the Revised Housing Background Paper Addendum – April 2017 (EX/111).
- 1.2 This addendum provides an update of the five year land supply assessment against the Local Planning Document, an update of the housing trajectory and an update of the schedule of deliverable and developable sites to reflect the latest information provided by agents, developers or landowners.
- 1.3 **Appendix A** provides the updated full breakdown of housing supply to meet the housing requirement of 7,250 homes.
- 1.4 **Appendix B** refers to the deliverability assumptions and includes a map of the sub market areas. This appendix updates Appendix A of the Housing Background Paper (May 2016).
- 1.5 **Appendix C** provides the updated list of sites that make up the housing supply for the five year period and updates Appendix B of the Housing Background Paper (May 2016).
- 1.6 **Appendix D** provides the updated detailed housing trajectory for the plan period and updates Appendix C of the Housing Background Paper (May 2016). This provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.
- 1.7 **Appendix E** provides the updated list of deliverable and developable sites that make up the housing supply for the plan period. Sites that have been completed during 2011 and 2016 are not listed individually, rather a figure for total completions is provided. Information to explain the source of delivery information for individual sites is included. The appendix includes deliverable sites below the threshold for allocation and includes additional information in response to the Inspector's request. This additional information includes site ownership, developer interest, viability, site constraints, requirement for s106 and evidence that the site will be developed and when, and if planning permission has lapsed. Appendix E supersedes the document "additional information on sites below the threshold" (**EX/65**). The appendix has been amended to provide information in a clearer format.

Local Planning Document Submission and Hearing Sessions

- 2.1 The Local Planning Document was submitted to the Planning Inspectorate for examination on 17 October 2016. The Inspector's Initial Questions for the Council included a series of questions in relation to housing supply during the plan period and five year land supply. This addendum updates and provides additional information in response to the Inspector's Initial Questions.
- 2.2 Housing supply and individual housing allocations were discussed at the hearing sessions which took place during February and March 2017. As part of the discussions, the Inspector sought comments as to whether the anticipated start date for completions and subsequent delivery rates were realistic, taking account of the site specific constraints for each site. For some sites, the agents, developers and landowners provided updated information. Following the hearing sessions, the Council has contacted agents, developers and landowners of the strategic sites in the Aligned Core Strategy, the proposed site allocations in the Local Planning Document and the sites under the threshold to confirm that the information held was as up to date as possible.
- 2.3 [A further hearing session took place on 16 May 2017 in order to discuss the Revised Housing Background Paper Addendum \(EX/104\) and the proposed revised Policy LPD 63 Housing Distribution \(EX/105\). The Inspector adjourned the hearing session in order to enable the Council to prepare detailed evidence in support of these documents.](#)

Five Year Land Supply update 2016 – Updated 2017

Introduction

- 3.1 The five year land supply assessment considers the Publication Draft of the Local Planning Document to establish if it allocates sufficient land to deliver a five year land supply for housing as required by paragraph 47 of the National Planning Policy Framework.
- 3.2 It is not intended that this five year land supply assessment is used to determine planning applications. The Council's Five Year Housing Land Supply Assessment against the current adopted development plan (i.e. the Aligned Core Strategy and the Gedling Borough Replacement Local Plan) remains the relevant report for the determination of planning applications.
- 3.3 [The information is provided as at 31 March 2017.](#) As explained above, this is not the SHLAA 2017 update. ~~The assessment in the Housing Background Paper Addendum (December 2016) covers the five year period 1 April 2016 – 31 March 2021. Paragraphs 3.31 and 3.22 of that document explain that the Council no longer takes a forward look approach and considers the five year period from the current financial year as past experience reveals that the estimates were not always accurate. As this revised addendum is published at the end of March (i.e. the last month of the current financial year), it has been considered appropriate that the five year period should now be from 1~~

~~April 2017 to 31 March 2022. While it is known that 184 completions have taken place during the period 1 April 2016 to 28 February 2017, an estimate of 15 dwellings has been made for March 2017. This brings the completions figure for 2016/17 to 199 and this figure has been used in the five year supply calculation.~~

Policy Context

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

- identify and update annually a supply of specific deliverable² sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
- identify a supply of specific, developable³ sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.

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

3.6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028.

Table 1: Housing requirement (2011-2028)⁴

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

3.7 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of

² To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

³ To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

⁴ These figures are rounded to the nearest 50 homes.

housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

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

- Strategic sites allocated in the Aligned Core Strategy;
- Proposed site allocations in the Local Planning Document;
- Sites with planning permission; and
- Sites below the threshold for allocation without planning permission.

3.9 Sites below the threshold for allocation exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:

- have been clearly demonstrated to be deliverable or developable;
- do not have extant planning permission; and
- are below the threshold for allocation⁵.

3.10 All sites in the assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA) (2016 update). Any updates to the SHLAA sites during ~~the current financial year 2016/17~~ (i.e. work on site has started, construction on site has completed, permission has lapsed, a renewed permission has been granted or a planning application has been submitted) have been noted. For sites that have lapsed during 2016/17, where information has not been provided through the SHLAA 2016 consultation or information has not been provided through the recent consultation exercise to indicate that they are deliverable or developable, then these sites are excluded from the housing supply and are shown as ~~striketrough~~ in **Appendix E**. New sites that have been granted planning permission ~~between 1 April 2016 and 31 March 2017~~ or granted subject to a signing of the s106 ~~between 1 April 2016 and 28 February 2017~~ as well as those that are the subject of a pre-application or planning application have been included. These sites are listed in **Appendix E**. The appendix now comprises separate tables for clarity as follows:-

Sites with planning permission

- Sites with planning permission included in the SHLAA 2016 (and included in the Housing Background Paper Addendum);
- Sites with planning permission granted between 1 April 2016 and 31 March 2017 (and included in the Revised Housing Background Paper Addendum); and
- Sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply.

⁵ 50 homes in the urban area and 10 homes in the rural area (key settlements and other villages).

Sites below threshold

- Sites without planning permission included in the SHLAA 2016 (and included in the Housing Background Paper Addendum);
- Sites without planning permission added to the SHLAA since 1 April 2016 (and included in the Revised Housing Background Paper Addendum); and
- Sites without planning permission removed from the housing supply.

3.10A Comments made through the consultation on the Revised Housing Background Paper Addendum (EX/104) and the proposed revised Policy LPD 63 Housing Distribution (EX/105) queried the approach taken to the replacement dwellings in the five year assessment. In response to the query, the assessment now takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to reflect the net figure for the number of new dwellings. Previous versions of the Housing Background Paper took account of the loss of a dwelling only where they was replaced by a single dwelling.

- 3.11 Where available, anticipated completion timescales and delivery rates are as provided by the agent/developer/landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix B**) based on the viability sub-market within which the site is located. For sites below the threshold, where no information has been provided to demonstrate that they are developable, these sites are excluded from the housing supply and are shown as ~~striketrough~~ in a separate table in **Appendix E**.
- 3.12 Where sites allocated in the Local Planning Document have already been granted planning permission (or approved subject to s106 agreement), the number of homes permitted (or approved) is used.

Windfall allowance

- 3.13 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the National Planning Policy Framework. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA. The windfall allowance figure has been updated for the Local Planning Document Publication Draft and results in a windfall allowance for 230 homes for the last five years of the plan period. The 230 homes figure was based on completions on small sites (less than 10 dwellings) between 2005 and 2015, using the same approach as taken through the Aligned Core Strategy. Table 1A below updates the windfall allowance calculation for the last ten years (~~2006 to 2016~~ 2007 to 2017) using the same approach. A couple of minor corrections have been made to the figures in Table 1A. The average number of small windfall completions excluding garden land has decreased from 46 to 43 45 dwellings per year.

Table 1A: Windfall completions ~~2006 to 2016~~ 2007 to 2017

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
<u>2006/07</u>	<u>315</u>	<u>87</u>	<u>33</u>
2007/08	475	<u>112 115</u>	61
2008/09	214	75	39
2009/10	282	<u>71 72</u>	35
2010/11	386	110	<u>83 84</u>
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
<u>2016/17</u>	<u>210</u>	<u>81</u>	<u>52</u>
Average	<u>304 293</u>	76	<u>43 45</u>

3.13A Previous five year land supply assessments assumed the windfall allowance would be delivered in the last five year of the plan period. This approach has been revisited. Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The evidence as shown in Table 1A shows that windfall completions (in accordance with the National Planning Policy Framework) have come forward at an average rate of 43 dwellings per annum over the last 10 year period. This figure has been rounded down and a windfall allowance figure of 40 dwellings per annum is now used.

3.13B The SHLAA contains details of sites with planning permission and the information on planning permissions is updated on an annual basis to take into account new supply and completions. It is considered that the information on sites with planning permission contained within the SHLAA is accurate as a forecast of delivery for Years 1 to 3 (given that a planning permission has a period of 3 years to commence). In order to avoid double counting, it is considered reasonable to include the windfall allowance from Years 4 onwards.

3.13C Previously it was assumed that the windfall allowance would only be delivered in the urban area. This is no longer the case. [Table 1B sets out the distribution of windfall completions between 1 April 2011 and 31 March 2017 and demonstrates that 65 % of windfall completions have come forward in the urban area but 35% of windfall completions have come forward elsewhere in the Borough.](#)

Table 1B: Distribution of windfall completions 2011 to 2017

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

Liverpool or Sedgefield approach

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

5% or 20% buffer

- 3.17 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.

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

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

		Net completions (annual)	Net completions (cumulative)	Plan target	% of target
East Midlands Regional Plan	2007/08	447	743	800	93 %
	2008/09	204	947	1,200	79 %
	2009/10	274	1,221	1,600	76 %
	2010/11	341	1,562	2,000	78 %
Aligned Core Strategy	2011/12	275	275	250	110 %
	2012/13	227	502	500	100 %
	2013/14	321	823	940	88 %
	2014/15	311	1,134	1,380	82 %
	2015/16	174	1,308	1,820	72 %
	2016/17	<u>199</u> <u>198</u>	<u>1,507</u> <u>1,506</u>	2,260	<u>66</u> <u>67</u> %

- 3.19 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)⁶ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 3.20 Whilst the 5 year land supply assessments for previous years used a 5% buffer, it is now considered prudent to adopt a 20% buffer. As shown in Table 2, the percentage of the target not being met for the year 2016/17 is greater than that for the year 2015/16 and given the emerging Local Planning Document it is appropriate for this to be based on a cautious approach to housing delivery.

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

Forward look approach

- 3.21 Previous five year land supply assessments were based upon a 'forward look' approach as required by previous Government guidance. The forward look approach used to estimate the number of homes built during the current financial year, which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate and this approach has therefore been revisited for the purposes of this assessment.
- 3.22 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2017 to 31 March 2022. Paragraph 3.3 explains that as this revised addendum is published at the end of March (i.e. the last month of the current financial year), the five year period is now 1 April 2017 – 31 March 2022. While the figure for completions is available for 1 April 2016 to 28 February 2017 (i.e. 184 completions), an estimate of 15 dwellings has been used for March 2017.

Lapse rate

- 3.23 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For sites below the threshold, if no information has been provided by the agent/developer/landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

Five year land supply calculation

- 3.24 The approach taken to the five year land supply calculation has been revisited for the purposes of this assessment. It is emphasised that the revised approach is presentational only and does not affect the conclusion reached. Previous five year land supply assessments used an approach whereby the housing supply for the five year period was divided by the annual requirement excluding the percentage buffer which provided the number of years of supply which was then compared to the five year target plus a buffer. This approach has been revisited for the purposes of this assessment. Using advice from Planning Advisory Service (PAS), the Council now presents the 5 year land supply calculation in the following way:-

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

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

5 year land supply target ÷ 5 years = annual target

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

Summary

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

- The source of sites remains the same. However, a stricter approach has been taken to sites below the threshold in that where information has not been provided to demonstrate that they will be developed, then these sites are now excluded from the five year supply;
- The windfall allowance has been revisited and is now assumed to come forward from Year 4 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council now adopts a 20% buffer due to past performance;
- The Council no longer takes a forward look approach and considers the five year period starting from the current financial year. The five year period covers 1 April 2017 to 31 March 2022 ~~in the light of the timing of the release of this revised addendum~~;
- A lapse rate continues not to be applied to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply now accords with the PAS advice.

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

Five Year Housing Land Supply Assessment

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

Table 3: New homes completed 2011- 2017

	Completed 2011-2016	April 2016- Feb 2017	Estimate March 2017	Total Completed 2011-2017
Urban area	1,004	92	14	1,110 1,108
Teal Close *	0	0	0	0
Edge of Hucknall	0	0	0	0
North of Papplewick Lane *	0	0	0	0
Top Wighay Farm *	0	35	0	35 36
Bestwood Village	52	14	0	66
Calverton	149	10	0	159
Ravenshead	72	21	0	93
Other villages	34	12	1	44
Total	1,308	184	15	1,507 1,506

* strategic site

3.28 The housing requirement for the period 2011 to 2017 is 2,260 homes⁷. The number of new homes completed during that period is 1,507 1,506 which is a shortfall against the housing requirement of 753 754 homes.

3.29 The housing requirement for the five year period (2017 to 2022) is 2,360 homes⁸. However taking account of the under-delivery of 753 754 homes from 2011-2017, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,113 3,114 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 3,736 3,737 homes.

3.30 Paragraphs 3.8 to 3.12 explain the sites that make up the housing supply. The estimated housing supply for the five year period is, as shown in Table 4, which has been updated to reflect the updated information in Appendix E.

Table 4: Estimated housing supply for the five year period

	Allocations in the ACS and LPD	Sites with permission	Sites below threshold	Projected completions
Urban area	<u>1,269 1,271</u>	<u>372 361</u>	<u>257 256</u>	<u>1,898 1,888</u>
Teal Close *	260	0	0	260
Edge of Hucknall	120	0	0	120
North of Papplewick Lane *	237	0	0	237
Top Wighay Farm *	<u>253 252</u>	0	0	<u>253 252</u>
Bestwood Village	200	<u>17 16</u>	0	<u>217 216</u>
Calverton	407	63	5	475
Ravenshead	130	<u>26 21</u>	0	<u>156 151</u>
Other villages	63	<u>70 62</u>	1	<u>134 126</u>
Windfall allowance	0	0	80	80
Estimated Housing Supply	<u>2,939 2,940</u>	<u>548 523</u>	<u>343 342</u>	<u>3,830 3,805</u>

* strategic site

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

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

- 3.31 Comparing the estimated housing supply of ~~3,830~~ 3,805 homes to the five year housing requirement of ~~3,736~~ 3,737 homes, there is an oversupply of 94 ~~68~~ homes. The estimated housing supply therefore exceeds the five year housing requirement.

Housing Supply	3,830 <u>3,805</u>
Annual Requirement ⁹	747
No of Years Supply	5.13 <u>5.09</u> years

- 3.32 **Appendix C** contains the updated list of deliverable sites which are expected to deliver homes during the five year period and therefore make up the five year housing land supply. **Appendix E**, which provides the updated list of sites that make up the housing supply for the plan period, includes information on whether the delivery information comes from developers or Council assumptions. The appendices have been updated to reflect recent changes since the publication of the Revised Housing Background Paper Addendum (March 2017) (EX/104).

Conclusion

- 4.1 The purpose of this further revised addendum is to monitor and review the housing supply against the publication draft of the Local Planning Document. This updated assessment shows that against the housing requirement, Gedling Borough Council has a ~~5.13~~ 5.09 year supply.

⁹ Five year housing requirement of ~~3,736~~ 3,737 homes ÷ 5 years = 747 homes.

Appendix A: Housing Supply 2011-2028 – Updated 2017

Urban Area	Net completions 2011 to 2017	<u>4,110</u> <u>1,108</u>
	Extant Planning Permissions (<u>at 28 February 31 March</u> 2017) ¹⁰	<u>1,323</u> <u>1,314</u>
	Sites Below Threshold	<u>306</u> <u>300</u>
	Site Allocations	
	H1 Rolleston Drive ¹¹	140
	H2 Brookfields Garden Centre ¹²	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane	150
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane ¹³	230
	H9 Gedling Colliery/Chase Farm ¹⁴	755
	Total	<u>4,534</u> <u>4,517</u>
	Urban Area Total Proposed Policy LPD64	<u>4,330</u> <u>4,520</u>
	Difference	<u>+204</u> <u>+187</u>
Hucknall	Net completions 2011 to 2017	<u>35</u> <u>36</u>
	Extant Planning Permissions (<u>at 28 February 31 March</u> 2017) ¹⁵	<u>240</u> <u>239</u>
	Sites Below Threshold	0
	Site Allocations	
	Top Wighay Farm ¹⁶	807
	H10 Hayden Lane	120
	Total	1,202
	Hucknall Total Proposed Policy LPD64	1,265
	Difference	-63
Bestwood Village	Net completions 2011 to 2017	66

¹⁰ Figure includes two planning permissions granted for the Teal Close site (830 homes) which is allocated for development in the Aligned Core Strategy and site H6 Spring Lane (150 homes) which is currently under construction (29 27 homes built and 424 123 remaining homes).

¹¹ Although it is allocated for 90 homes, informal planning guidance currently under preparation indicates the site will accommodate 60 self-contained extra care homes and approximately 80 homes for general market and affordable housing.

¹² Although it is allocated for 105 homes, information from SHLAA consultation 2016 indicates 90 homes are to be developed on site.

¹³ The site has now been extended to include the land north to the site allocation and indicates 230 homes are to be developed on site.

¹⁴ Gedling Colliery/Chase Farm site will deliver a total of 1,050 homes. However, information from the hearing session indicates 755 homes are expected to be built in the plan period 2011-2028. Those built after 2028 cannot contribute to the housing supply for the plan period. Planning application permission (2015/1376) was granted on Friday 3 March 2017.

¹⁵ Figure includes planning permission granted for 38 homes on part of the Top Wighay Farm site which are currently under construction (35 37 built and 3 2 remaining homes) and the up to date figure of 237 homes from the reserved matters application submitted for the North of Papplewick Lane site(which currently had outline permission for 300 homes). Both sites are allocated for development in the Aligned Core Strategy.

¹⁶ This excludes the 38 homes currently under construction on part of the site.

	Extant Planning Permissions (at 28 February 31 March 2017) ¹⁷	262 261
	Sites Below Threshold	0
	Site Allocations H12 Westhouse Farm ¹⁸	210
	Total	538 537
	Bestwood Village Total Proposed Policy LPD64	525 540
	Difference	+13 +12
Calverton	Net completions 2011 to 2017	159
	Extant Planning Permissions (at 28 February 31 March 2017) ¹⁹	135
	Sites Below Threshold	5
	Site Allocations H15 Main Street H16 Park Road	75 390
	Total	764
	Calverton Total Proposed Policy LPD64	740 765
	Difference	+24
Ravenshead	Net completions 2011 to 2017	93
	Extant Planning Permissions (at 28 February 31 March 2017) ²⁰	96 91
	Sites Below Threshold	0
	Site Allocations H17 Longdale Lane A H18 Longdale Lane B ²¹	30 30
	Total	249 244
	Ravenshead Total Proposed Policy LPD64	250
	Difference	-4 -6
Other Villages		
Burton Joyce	Net completions 2011 to 2017	12
	Extant Planning Permissions (at 28 February 31 March 2017) ²²	29 50
	Sites Below Threshold	0
	Site Allocations H20 Mill Field Close ²³	23

¹⁷ Figure includes two planning permissions granted for site H11 The Sycamores (25 homes) and site H13 Bestwood Business Park (220 homes).

¹⁸ In February 2015, Planning Committee resolved to grant planning permission for 101 homes on part of this site; the s106 agreement is being finalised.

¹⁹ Figure includes planning permission granted for site H14 Dark Lane (72 homes) which is currently under construction.

²⁰ Figure includes planning permission granted for site H19 Longdale Lane C (70 homes).

²¹ A planning application (2014/0273) for 31 homes on H18 Longdale Lane B is currently being determined.

²² [Figure includes planning permission granted for site H20 Mill Field Close \(23 homes\).](#)

²³ ~~Planning application permission for 23 homes (2015/0424) granted on 14 March 2017.~~

	H21 Orchard Close	15
	Total <u>(Burton Joyce)</u>	<u>79 77</u>
	Burton Joyce Total Proposed <u>Policy LPD64</u>	<u>55 80</u>
	Difference	<u>+24 +22</u>
Woodborough	Net completions 2011 to 2017	11
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017) ²⁴	<u>26 23</u>
	Sites Below Threshold	0
	Site Allocations H24 Broad Close	15
	Total <u>(Woodborough)</u>	<u>52 49</u>
	Woodborough Total Proposed <u>Policy LPD64</u>	55
	Difference	<u>-3 -6</u>
Lambley	Net completions 2011 to 2017	16
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017)	<u>17 14</u>
	Sites Below Threshold	1
Linby	Net completions 2011 to 2017	2
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017)	2
Newstead	Net completions 2011 to 2017	1
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017)	8
Papplewick	Net completions 2011 to 2017	2
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017)	0
Stoke Bardolph	Net completions 2011 to 2017	0
	Extant Planning Permissions (at 28 February <u>31 March</u> 2017)	0
	Total <u>(Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</u>	<u>49 46</u>
	Other Villages Total <u>(all villages)</u>	<u>180 172</u>
	Other Villages Total Proposed <u>Policy LPD64</u>	<u>140 180</u>
	Difference	<u>40 +32</u>
Windfall Allowance		320
Total		<u>7,787 7,756</u>
Policy LPD 63		7,250
Difference		<u>+537 +506</u>

²⁴ Figure includes planning permission granted for site H23 Ash Grove (12 homes).

Appendix B: Deliverability Notes

All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-

Sites in the planning system

- Strategic sites allocated in the Aligned Core Strategy;
- Proposed site allocations in the Local Planning Document; and
- Sites with planning permission.

Sites not in the planning system

- Sites below threshold for allocation without planning permission.

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

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 'non-deliverable' and are therefore excluded from the housing trajectory and five year housing land supply.

Developers are asked to provide information on the delivery rates through the SHLAA process. If these are not provided, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.

| A map of the sub markets in Gedling Borough is included on page [20 22](#).

The assumptions are as follows:

- On sites up to 10 homes, the completion rate is 5 per year;
- On sites up to 250 homes, the completion rate is 20-40 per year;
- On sites up to 1,000 homes, the completion rate is 40-100 per year; and
- On sites over 1,000 homes, the completion rate is 100 per year.

Table A1: Assumptions for sites in the planning system

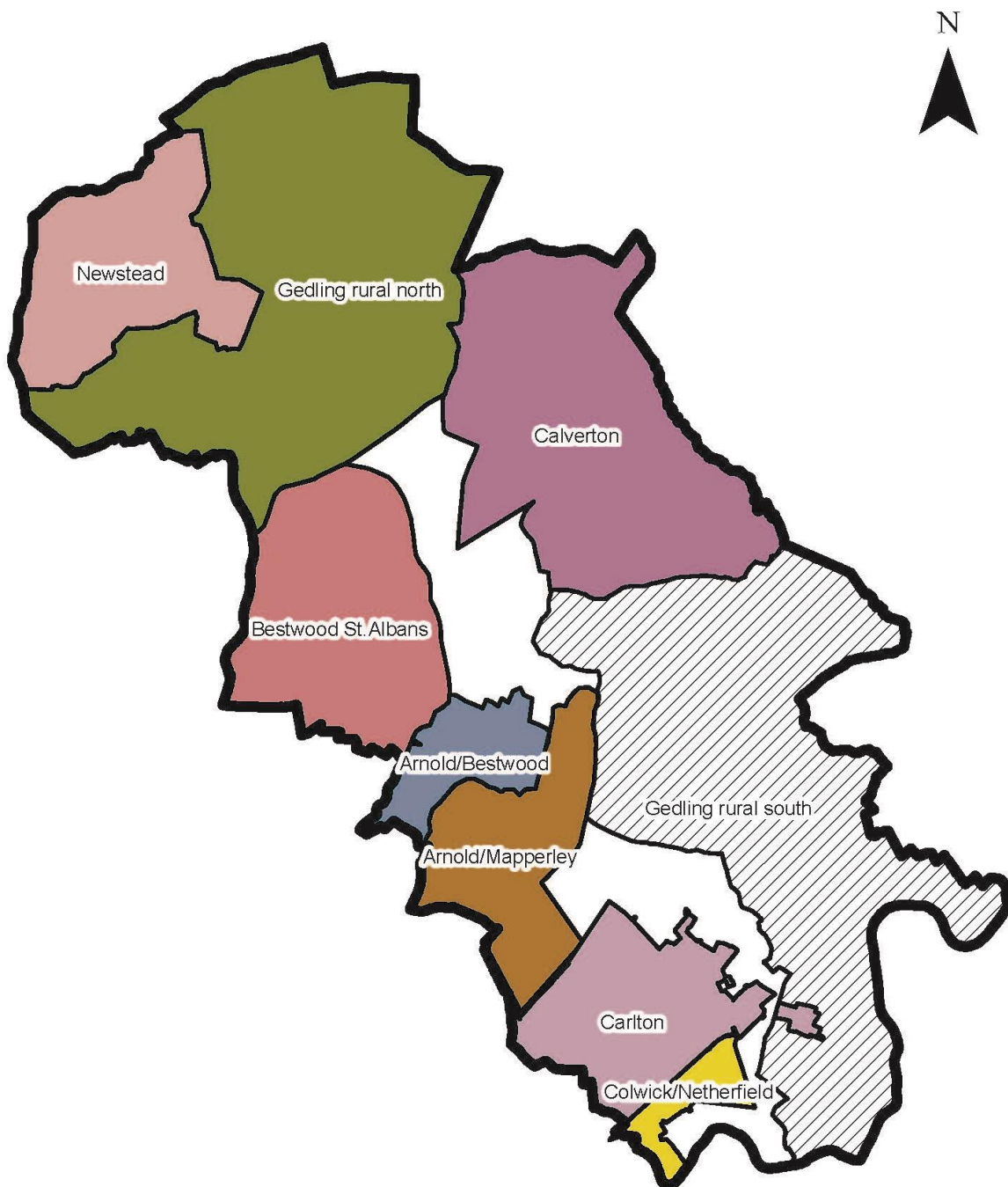
Market Strength	Site	Assumed year development will start when a site with planning permission granted during:	
		2015/16	2016/17
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes	2020/21 (Year 5)	2021/22 (Year 5)
	Up to 250 homes	2021/22 (Year 6)	2022/23 (Year 6)
	Up to 1,000 homes	2022/23 (Year 7)	2023/24 (Year 7)
	Over 1,000 homes	2023/24 (Year 8)	2024/25 (Year 8)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	2019/20 (Year 4)	2020/21 (Year 4)
	Up to 250 homes	2020/21 (Year 5)	2021/22 (Year 5)
	Up to 1,000 homes	2021/22 (Year 6)	2022/23 (Year 6)
	Over 1,000 homes	2022/23 (Year 7)	2023/24 (Year 7)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	2018/19 (Year 3)	2019/20 (Year 3)
	Up to 250 homes	2019/20 (Year 4)	2020/21 (Year 4)
	Up to 1,000 homes	2020/21 (Year 5)	2021/22 (Year 5)
	Over 1,000 homes	2021/22 (Year 6)	2022/23 (Year 6)

Table A2: Assumptions for sites not in the planning system

Market Strength	Site	Assumed year development will start when a site currently has no planning permission (or lapsed before 1 April 2017):
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes	2023/24 (Year 7)
	Up to 250 homes	2024/25 (Year 8)
	Up to 1,000 homes	2025/26 (Year 9)
	Over 1,000 homes	2026/27 (Year 10)
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	2022/23 (Year 6)
	Up to 250 homes	2023/24 (Year 7)
	Up to 1,000 homes	2024/25 (Year 8)
	Over 1,000 homes	2025/26 (Year 9)
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	2021/22 (Year 5)
	Up to 250 homes	2022/23 (Year 6)
	Up to 1,000 homes	2023/24 (Year 7)
	Over 1,000 homes	2024/25 (Year 8)

~~NB – Tables A1 and A2 in the Housing Background Paper Addendum (December 2016) contain typos which have been corrected in the above Table A1 and Table A2.~~

Map 1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough



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Appendix C: Schedule of Deliverable Sites in the Five Year Plan Period – Updated 2017

Urban Area

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
	Teal Close	Carlton	Planning permission	260
H1	Rolleston Drive	Arnold	Allocated	140
H2	Brookfields Garden Centre	Arnold	Allocated	30
H3	Willow Farm	Carlton	Allocated	80
H4	Linden Grove	Carlton	Allocated	20
H5	Lodge Farm Lane	Arnold	Allocated	150
H6	Spring Lane	Carlton	Under construction	424 123
H7	Howbeck Road/Mapperley Plains	Arnold	Allocated	205
H8	Killisick Lane	Arnold	Allocated	200
H9	Gedling Colliery/Chase Farm	Carlton	Approved subject to s106	323
Total				1,529 1,531

Sites with planning permission

Ref	Site	Locality	Status	Projected completions 2017-2022
6/927	Arno Vale Road (1, Land Adj)	Arnold	Under construction	3
6/880	Arnot Hill Road (48A)	Arnold	Planning permission	1
6/928	Bagnall Avenue (Land Off)	Arnold	Planning permission	4
6/882	Beech Avenue (35, Land Adj To)	Arnold	Under construction	3
New	Bestwood Lodge Drive (garage site 7)	Arnold	Planning permission	4
New	Bestwood Lodge Drive (garage site 8)	Arnold	Planning permission	4
New	Byron Street (Adj to 64)	Arnold	Planning permission	21
New	Calverton Road (6)	Arnold	Planning permission	1
6/863	Calverton Road (Rear of 1 and 3 Ashington Drive)	Arnold	Planning permission	4
New	Church Lane (11A)	Arnold	Planning permission	2
6/929	Churchmoor Lane (50)	Arnold	Planning permission	1
6/313	Clipstone Avenue (7)	Arnold	Planning permission	1
New	Danes Close (garage site 2)	Arnold	Planning permission	2
New	Danes Close (garage site 3)	Arnold	Planning permission	3
New	Ernehale Court	Arnold	Planning permission	18
New	Falconers Walk (garage site 6)	Arnold	Planning permission	2
New	Front Street (33-35)	Arnold	Planning permission	1
6/674	Front Street (55)	Arnold	Plot completed and recorded in April 2017.	1
6/930	Gedling Road (323)	Arnold	Planning permission	1
New	Gorman Court (7)	Arnold	Planning permission	1
6/931	Grange Road (42, Land Rear Of)	Arnold	Planning permission	1
New	Hanworth Gardens (garage site	Arnold	Planning permission	2

Ref	Site	Locality	Status	Projected completions 2017-2022
	9)			
6/851	Kenneth Road	Arnold	Planning permission	3
New	Maidens Dale (garage site 10)	Arnold	Planning permission	4
6/612	Maitland Road (Garage)	Arnold	Under construction	2
6/621	Mansfield Road (71, undercroft car park)	Arnold	Under construction	1
6/813	Mapperley Plains (231)	Arnold	Under construction	1
6/220	Melbury Road (24, Land Rear Of)	Arnold	Under construction	1
New	Moyra Drive (garage site 24)	Arnold	Planning permission	4
6/932	Newcombe Drive (4)	Arnold	Planning permission	1
New	Nottingham Road (153-157)	Arnold	Planning permission	3
6/933	Nursery Road	Arnold	Planning permission	1
6/203	Plains Road (143A)	Arnold	Under construction	3
6/885	Ramsey Drive (71)	Arnold	Planning permission	1
6/934	Robin Hood Road (3)	Arnold	Under construction	2
6/935	Rolleston Drive (5)	Arnold	Planning permission	4
6/936	Sandfield Road (51)	Arnold	Planning permission	1
6/681	Sobers Gardens (36, Land Adj To)	Arnold	Planning permission	1
6/937	Stanhope Crescent (9)	Arnold	Planning permission	1
6/938	Sunnyholme (A)	Arnold	Planning permission	1
6/69	Sunnyholme (B)	Arnold	Planning permission	4
6/797	Warren Hill Community Centre	Arnold	No planning permission	6
New	Woodthorpe Avenue (4A)	Arnold	Planning permission	4
6/939	Worrall Avenue (48)	Arnold	Planning permission	1
6/892	Adbolton Avenue (4)	Carlton	Planning permission	2 1
6/735	Blenheim Avenue (21 and 23)	Carlton	Planning permission	2
New	Broadway East (2)	Carlton	Planning permission	1
New	Broadway East (12A)	Carlton	Planning permission	1
New	Burlington Road (37, Land At)	Carlton	Under construction	1
6/645	Burton Road (127)	Carlton	Under construction	6
6/979	Carlton Hill (137)	Carlton	Planning permission	3
6/146	Carlton Mill	Carlton	Planning permission	16
6/951	Cavendish Avenue (11)	Carlton	Planning permission	2 1
6/894	Cavendish Road (68)	Carlton	Planning permission	2 1
6/893	Cavendish Road (263)	Carlton	Planning permission	4
6/895	Chandos Street (7)	Carlton	Planning permission	2
New	Cheadle Close (1)	Carlton	Planning permission	1
6/985	Conisbrough Avenue (10)	Carlton	Planning permission	1
6/896	County Road (35)	Carlton	Planning permission	1
6/308	Gromford Avenue (4)	Carlton	Planning permission	2
6/980	Daisy Road (17)	Carlton	Planning permission	2 1
6/897	DBH House	Carlton	Planning permission	14
New	Dunstan Street (46 To 50)	Carlton	Planning permission	2
New	Ernest Road (64A)	Carlton	Planning permission	1
6/953	Ethel Avenue (21)	Carlton	Planning permission	2 1
6/898	Florence Road (26)	Carlton	Planning permission	1
6/499	Forester Road (24, Land Adj To)	Carlton	Under construction	1
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	Planning permission	1
New	Gedling Care Home	Carlton	Planning permission	14
6/817	Godfrey Street (77)	Carlton	Under construction	4
6/899	Greenhill Rise (7)	Carlton	Planning permission	3
6/848	Green's Farm Lane (27)	Carlton	Planning permission	1

Ref	Site	Locality	Status	Projected completions 2017-2022
6/821	Ivy Villa	Carlton	Under construction	4
6/502	Jessops Lane (114-120, Land Rear Of)	Carlton	Under construction	1
New	Lymn Avenue (1, Land Adj To)	Carlton	Planning permission	1
6/982	Main Road (80)	Carlton	Planning permission	1
6/273	Main Road (87, Land Adj To)	Carlton	Planning permission	3
6/984	Main Road (98)	Carlton	Planning permission	4 2
New	Manor Cottage	Carlton	Planning permission	1
New	Mapperley Plains (146)	Carlton	Planning permission	1
6/901	Meadow Road (70, 72 & 74)	Carlton	Planning permission	1
6/902	Midland Road (6)	Carlton	Under construction	1
6/206	Midland Road (30)	Carlton	Planning permission	3 2
6/221	Mount Pleasant (12, Land Adj To)	Carlton	Planning permission	1
6/903	New School House	Carlton	Planning permission	1
6/956	Northcliffe Avenue (4, Land Adj To)	Carlton	Planning permission	4
6/505	Northcliffe Avenue (48)	Carlton	Planning permission	2
6/957	Perlethorpe Drive (garages)	Carlton	Planning permission	4
6/804	Pioneer Accident Repair Centre	Carlton	Under construction	3
6/725	Plains Road (86)	Carlton	Planning permission	1
6/822	Plains Road (92)	Carlton	Planning permission	4
6/823	Plains Road (92, Land Adj To)	Carlton	Planning permission	4
6/959	Porchester Road (162)	Carlton	Planning permission	2
6/878	Porchester Road (182)	Carlton	Planning permission	1
6/960	Porchester Road (194)	Carlton	Planning permission	2
6/961	Porchester Road (200)	Carlton	Planning permission	4
New	Prospect Road (90)	Carlton	Planning permission	1
6/962	Rowland Avenue (1)	Carlton	Planning permission	1
6/904	Sandford Road (118)	Carlton	Planning permission	4
6/175	Sandford Road (44)	Carlton	Planning permission	7 6
6/260	Sol Construction Ltd	Carlton	Planning permission	44
6/963	South Devon Avenue (31)	Carlton	Planning permission	4
6/964	Southdale Road (112)	Carlton	Planning permission	1
New	Spencer Avenue (23)	Carlton	Planning permission	1
6/246	Standhill Road (161, Land Adj To)	Carlton	Under construction	1
New	Standhill Road (219, Land Adj To)	Carlton	Under construction	2
6/965	The Cavendish Pub	Carlton	Under construction	41
6/905	The Elms (2A)	Carlton	Planning permission	3 2
6/164	Victoria Road (58)	Carlton	Planning permission	2 1
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	Planning permission	2
6/966	Westdale Lane West (437)	Carlton	Under construction	2
Total				372 361

Sites below threshold

Ref	Site	Locality	Status	Projected completions 2017-2022
6/89	Ashington Drive (Plot 15)	Arnold	No planning permission	1
6/477	Daybrook Laundry	Arnold	Pre-application discussions	49

Ref	Site	Locality	Status	Projected completions 2017-2022
New	Derwent Crescent	Arnold	No planning permission	9
6/479	Metallifactory Ltd	Arnold	Planning application being determined	72
6/218	Woodchurch Road (64, Land Adj To)	Arnold	Planning application being determined	3 7
6/209	Burton Road	Carlton	No planning permission	8
New	Chase Farm, Mapperley Plains	Carlton	No planning permission	35
6/241	Deabill Street	Carlton	No planning permission	4
6/666	Lambley Lane (46, Land Adj To)	Carlton	No planning permission	10
6/200	Midland Road	Carlton	Planning application being determined	6
6/265	Newstead Avenue (39)	Carlton	No planning permission	1
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	Planning application being determined	6 12
New	Plains Road (96)	Carlton	Planning application being determined	14
New	Queens Avenue	Carlton	No planning permission	1
6/818	Sandford Road (2 & 2A)	Carlton	Planning application being determined	40 8
6/229	Westdale Lane East (72-74)	Carlton	Planning application being determined	8 6
6/137	Wood Lane	Carlton	No planning permission	20 13
Total				257 256

Edge of Hucknall

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
	North of Papplewick Lane		Planning permission	237
	Top Wighay Farm		Part of site under construction (38 homes). Reminder of site allocated	253 252
H10	Hayden Lane		Allocated	120
Total				640 609

Bestwood Village

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
H11	The Sycamores		Under construction	25
H12	Westhouse Farm		Part of site has 101 homes approved subject to s106. Reminder of site allocated	175
H13	Bestwood Business Park		Planning permission	0
Total				200

Sites with planning permission

Ref	Site	Locality	Status	Projected completions 2017-2022
6/73	Bestwood Hotel		Under construction	6
6/683	Bottom House Farm		Planning permission	2
6/877	Land at Park Road/Broad Valley Drive (1)		Planning permission	3
6/125	Land at Park Road/Broad Valley Drive (2)		Planning permission	2
6/814	The Sycamores		Planning permission	43
Total				1716

Calverton

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
H14	Dark Lane		Under construction	72
H15	Main Street		Allocated	75
H16	Park Road		Allocated	260
Total				407

Sites with planning permission

Ref	Site	Locality	Status	Projected completions 2017-2022
6/945	Bonner Lane (75)		Under construction	1
6/946	Broadfields (38)		Planning permission	1
New	Crookdole Lane (21)		Planning permission	2
6/890	Crookdole Lane (71-73)		Planning permission	1
New	Georges Lane (10)		Under construction	1
6/891	Hollinwood Lane (5)		Planning permission	1
6/489	Little Tithe Farm		Planning permission	3
6/452	Longue Drive		Under construction	3
6/490	Longue Drive (Plots 34 To 59)		Under construction	19

Ref	Site	Locality	Status	Projected completions 2017-2022
6/491	Longue Drive (Plots 63 To 72)		Under construction	2
6/551	Main Street (145)		Under construction	2
6/154	Mansfield Lane (110-112)		Under construction	6
6/390	Renals Way		Under construction	5
6/947	Spring Farm Kennels (A)		Planning permission	1
6/948	Spring Farm Kennels (B)		Planning permission	1
6/686	The Cherry Tree		Under construction	14
Total				63

Sites below threshold

Ref	Site	Locality	Status	Projected completions 2017-2022
New	Collyer Road		No planning permission	1
New	Seely Avenue		No planning permission	1
6/733	Spring Farm Kennels		No planning permission	2
6/801	Spring Farm Kennels (plot 3)		No planning permission	1
Total				5

Ravenshead

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
H17	Longdale Lane A		Allocated	30
H18	Longdale Lane B		Planning application being determined	30
H19	Longdale Lane C		Planning permission	70
Total				130

Sites with planning permission

Ref	Site	Locality	Status	Projected completions 2017-2022
6/910	Culag (Newstead Abbey Park)		Planning permission	4
6/640	Grays Drive (Greendales)		Under construction	1
6/117	Longdale Avenue (2)		Planning permission	1
New	Longdale Craft Centre		Planning permission	3
New	Longdale Lane (22)		Under construction	1
6/968	Longdale Lane (225)		Under construction	1
6/969	Milton Crescent (11)		Planning permission	1
6/563	Nottingham Road (102, Land Rear Of)		Under construction	1
New	Sheepwalk Lane (18)		Planning permission	4
6/639	Sheepwalk Lane (20)		Planning permission	1
6/971	Sheepwalk Lane (73)		Planning permission	1
New	Sheepwalk Lane (88)		Planning permission	3 2
6/310	Sheepwalk Lane (94)		Under construction	4
6/972	Sheepwalk Lane (97)		Under construction	2

Ref	Site	Locality	Status	Projected completions 2017-2022
6/913	The Bungalow (Newstead Abbey Park)		Under construction	1
6/973	Vernon Crescent (34)		Planning permission	4
6/634	Woodlands Farm		Planning permission	4
6/633	Woodlands Farm (outbuilding)		Planning permission	1
Total				26 21

Other Villages

Site allocations – Local Planning Document

Ref	Site	Locality	Status	Projected completions 2017-2022
H20	Mill Field Close	Burton Joyce	Approved subject to s106	23
H21	Orchard Close	Burton Joyce	Allocated	15
H22	Station Road	Newstead	Allocated	0
H23	Ash Grove	Woodborough	Under construction	10
H24	Broad Close	Woodborough	Allocated	15
Total				63

Sites with planning permission

Ref	Site	Locality	Status	Projected completions 2017-2022
6/940	Bridle Road (106, Land Rear Of)	Burton Joyce	Planning permission	1
6/728	Bridle Road (108)	Burton Joyce	Planning permission	4
6/888	Bridle Road (Barn to the Rear Of)	Burton Joyce	Under construction	1
6/539	Glebe Farm (Land At)	Burton Joyce	Approved subject to s106	14
6/142	Kapur (Land Adj To)	Burton Joyce	Planning permission	1
6/729	Lambley Lane (15)	Burton Joyce	Under construction	2
6/941	Lambley Lane (27) plot 1	Burton Joyce	Planning permission	4
6/942	Lambley Lane (29) plots 2-4	Burton Joyce	Planning permission	3
6/943	Lambley Lane (33A)	Burton Joyce	Planning permission	1
6/263	Lambley Lane (124)	Burton Joyce	Planning permission	1
New	Main Street (60)	Burton Joyce	Planning permission	2
New	Willington Road (4)	Burton Joyce	Planning permission	1
6/753	Catfoot Squash Club	Lambley	Planning permission	1
New	Lambley House	Lambley	Planning permission	1
New	Land North of the Lambley	Lambley	Planning permission	3
6/967	Reed Pond House	Lambley	Planning permission	4
New	Spring Lane (112)	Lambley	Planning permission	4
New	Spring Lane (114)	Lambley	Planning permission	4
New	Spring Lane (294)	Lambley	Under construction	4
6/907	Spring Lane (300)	Lambley	Planning permission	1
New	Spring Lane (320)	Lambley	Planning permission	4
New	Main Street (25)	Linby	Under construction	2
6/195	Fraser Street (Site of 36)	Newstead	Planning permission	8
6/914	Bank Hill House	Woodborough	Planning permission	4
New	Lingwood Lane (Land Adj The	Woodborough	Planning permission	1

Ref	Site	Locality	Status	Projected completions 2017-2022
	Vicarage)			
6/974	Lowdham Lane (21)	Woodborough	Planning permission	1
6/334	Main Street (142)	Woodborough	Under construction	1
6/789	Main Street (147)	Woodborough	Planning permission	6.5
6/915	Main Street (161, Land Rear Of)	Woodborough	Under construction	1
6/916	Main Street (165)	Woodborough	Under construction	2
6/978	Woodsend	Woodborough	Planning permission	4
Total				70.62

Sites below threshold

Ref	Site	Locality	Status	Projected completions 2017-2022
New	Cromwell Crescent	Lambley	No planning permission	1
Total				1

Appendix D: Detailed Housing Trajectory – Updated 2017

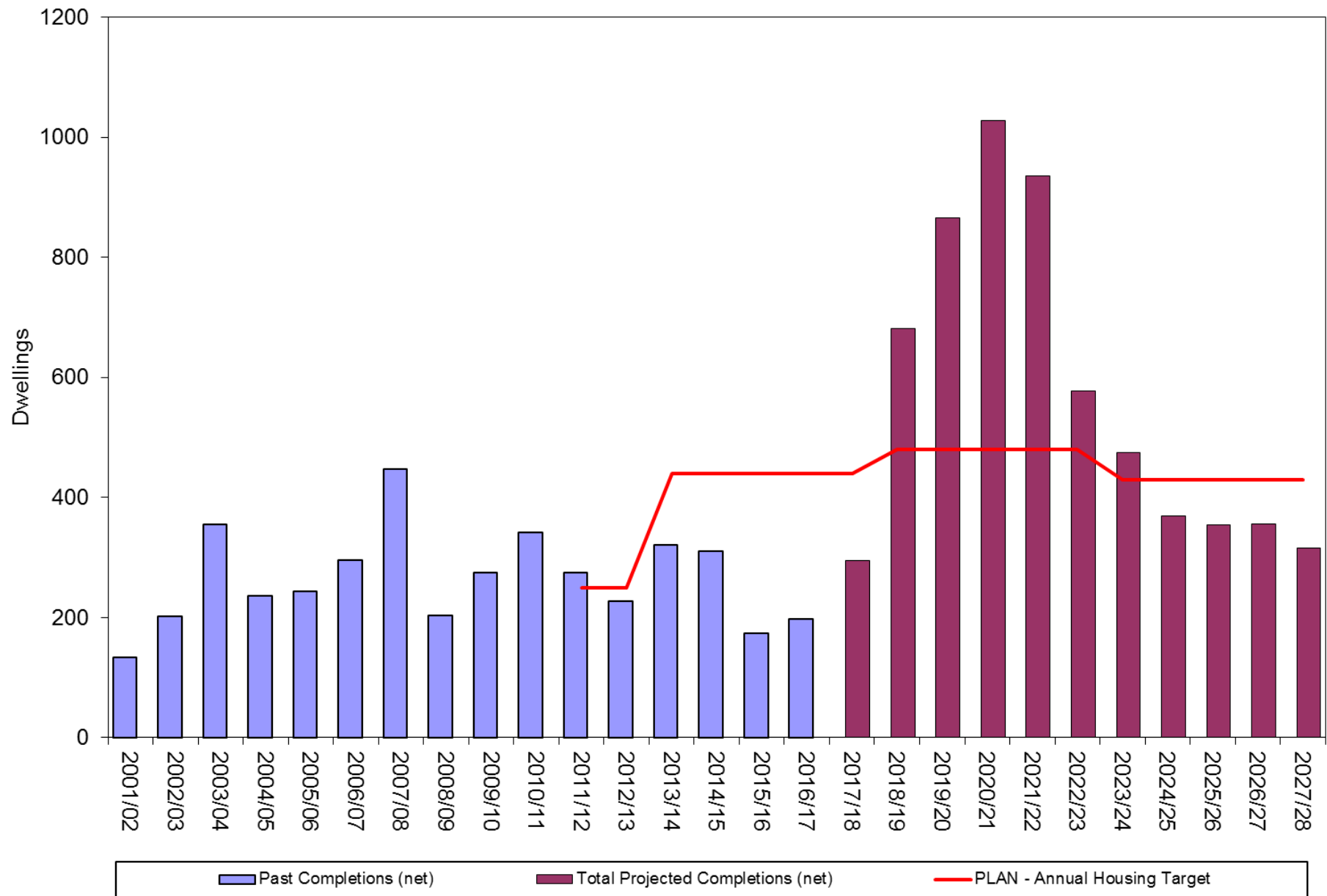
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311	174	198												1506
Past completions (net) - urban area	183	199	296	206	120	104												1108
Past completions (net) - Hucknall	0	0	0	0	0	36												36
Past completions (net) - Bestwood Village	30	2	1	19	0	14												66
Past completions (net) - Calverton	16	3	10	64	56	10												159
Past completions (net) - Ravenshead	42	15	5	15	-5	21												93
Past completions (net) - Burton Joyce	0	2	1	0	2	7												12
Past completions (net) - Lambley	3	3	2	2	1	5												16
Past completions (net) - Linby	1	0	1	1	0	-1												2
Past completions (net) - Newstead	0	0	1	0	0	0												1
Past completions (net) - Papplewick	1	0	0	2	0	-1												2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0												0
Past completions (net) - Woodborough	-1	3	4	2	0	3												11
Urban area - planning permissions							132	85	59	62	23							361
Urban area - ACS and LPD allocations							65	192	372	445	457	297	237	182	167	167	167	2748
Teal Close								25	50	90	95	95	95	95	95	95	95	830
H1 - Rolleston Drive								35	35	35	35							140
H2 - Brookfields Garden Centre										5	25	30	30					90
H3 - Willow Farm										40	40	30						110
H4 - Linden Grove											20	40	40	15				115
H5 - Lodge Farm Lane								10	50	50	40							150
H6 - Spring Lane						27	30	30	40	23								150
H7 - Howbeck Road/Mapperley Plains									65	70	70							205
H8 - Killisick Lane								20	60	60	60	30						230
H9 - Gedling Colliery/Chase Farm							35	72	72	72	72	72	72	72	72	72	72	755
Urban area - sites below threshold								43	55	81	77	8			10	11	15	300

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations							2	80	145	195	187	100	100	100	100	100	57	1166
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2		50	100	100	100	100	100	100	100	57	845
H10 - Hayden Lane								20	35	35	30							120
Edge of Hucknall - sites below threshold																		0
Bestwood Village - planning permissions							6			10								16
Bestwood Village - LPD allocations							8	33	59	50	50	70	37	37	37	37	37	455
H11 - The Sycamores							8	8	9									25
H12 - Westhouse Farm								25	50	50	50	35						210
H13 - Bestwood Business Park												35	37	37	37	37	37	220
Bestwood Village - sites below threshold																		0
Calverton - planning permissions							40	12	3	2	6							63
Calverton - LPD allocations							20	103	103	103	78	60	60	10				537
H14 - Dark Lane								18	18	18	18							72
H15 - Main Street								25	25	25								75
H16 - Park Road							20	60	60	60	60	60	60	10				390
Calverton - sites below threshold									3	2								5
Ravenshead - planning permisisions							11	3	7									21
Ravenshead - LPD allocations								85	30	15								130
H17 - Longdale Lane A								10	10	10								30
H18 - Longdale Lane B								5	20	5								30
H19 - Longdale Lane C								70										70
Ravenshead - sites below threshold																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Other villages - planning permissions							9	8	10	20	15							62
Burton Joyce - planning permissions							5		5	10	7							27
Lambley - planning permissions								6		8								14
Linby - planning permissions								2										2
Newstead - planning permissions											8							8
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions							4		5	2								11
Other villages - LPD allocations							2	37	20	2	2	2						65
H20 - Mill Field Close (Burton Joyce)								10	13									23
H21 - Orchard Close (Burton Joyce)								15										15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)							2	2	2	2	2	2						12
H24 - Broad Close (Woodborough)								10	5									15
Other villages - sites below threshold										1								1
Windfall allowance										40	40	40	40	40	40	40	40	320
Total Projected Completions							295	681	866	1028	935	577	474	369	354	355	316	6250
Cumulative Completions	275	502	823	1134	1308	1506	1801	2482	3348	4376	5311	5888	6362	6731	7085	7440	7756	7756
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-899	-698	-312	236	691	788	832	771	695	620	506	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	545	530	488	411	323	272	222	173	83	-190	-506
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

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

** The completions figure for 2016/17 is based on a completions figure of 184 for the period 1 April 2016 to 28 February 2017 and includes an estimate of 15 dwellings for March 2017.



Appendix E: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028 – Updated 2017

In order to clearly identify the updated changes that have been made to the Revised Housing Background Paper Addendum (**EX/104**), where updated information has been provided, deleted text is shown as ~~strike~~through and additional text is shown in blue. The previous changes as shown in the Revised Housing Background Paper Addendum remain in this appendix (now highlighted in black).

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Urban Area

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- Arnold = ~~539~~ 541 homes
- Carlton = ~~557~~ 567 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ and an estimate for March 2017 are is included in the tables below.

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
ACS	Teal Close	Carlton	Colwick/ Netherfield	Large	830	Greenfield land	Consultation response 2016 Letter from Turley (February 2017) (EX/64)	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has planning permission for residential development, employment uses and other uses (2013/0546). Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information based on a letter from Turley confirming the anticipated delivery timescales for the site.	0	200	8025	8050	8090	8095	8095	8095	8095	8095	8095	8095
H1	Rolleston Drive	Arnold	Arnold/ Bestwood	Large	140	Brownfield land	2016 response but no delivery information. Council assumptions used Ongoing discussions between Nottinghams hire County Council and Gedling Borough Council	SHLAA site 6/18. The site is proposed for allocation in the Local Planning Document (site H1). The informal planning guidance for the site is currently under preparation and is due to have been prepared and will be adopted once the Local Planning Document is has been examined/ adopted. The planning guidance indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund.	0	0	35	35	35	35	0	0	0	0	0	0
H2	Brookfields Garden Centre	Arnold	Arnold/ Mapperley	Large	90	Brownfield land	Consultation response 2016 Confirmation response 2017 Meeting and email from developer/ landowner (March 2017)	SHLAA site 6/49. The site is proposed for allocation in the Local Planning Document (site H2). Information from SHLAA 2016 consultation provides the delivery rates for the site. Planning application (2017/0155) for up to 32 apartments on part of the housing site (to the rear of Brookfields Garden Centre retail unit) submitted on 2 February 2017 and is currently being determined. Updated Information received in 2017 provides the revised delivery rates for the site.	0	0	0	50	255	3025	30	030	0	0	0	0
H3	Willow Farm	Carlton	Carlton	Large	110	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	Part of SHLAA site 6/459 is proposed for allocation for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from SHLAA 2016 consultation provides the delivery rates for the site, which indicates houses are to come forward from 2020/21 with the assumption that the GAR is built. No change to the delivery rates since the SHLAA 2016 consultation.	0	0	0	0	40	40	30	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H4	Linden Grove	Carlton	Carlton	Large	115	Greenfield land	Amended housing delivery using information from consultation response 2016 Letter from GVA (March 2017) (EX/81)	SHLAA site 6/542. The site is proposed for allocation in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2016 consultation provides the housing delivery information with the assumption that the housing could be delivered on the site prior to the delivery of the GAR (i.e. homes coming forward from 2017/18). As the site cannot be permitted to deliver homes prior to completion of the GAR, the start of the housing delivery has been moved to 2020/21. The site has now been extended to include the land south east to of the site allocation. Revised information based on a letter from GVA providing worse case delivery timescales for the site if the site is unable to deliver any housing until the GAR is complete.	0	0	0	0	40 0	40 20	35 40	0 40	0 15	0	0	0
H5	Lodge Farm Lane	Arnold	Arnold/ Bestwood	Large	150	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	SHLAA site 6/48. The site is proposed for allocation in the Local Planning Document (site H5). Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information on projected completions based on the 2017 response.	0	0	50 10	50	50	0 40	0	0	0	0	0	0
H6	Spring Lane	Carlton	Arnold/ Mapperley	Large	150	Greenfield land	Council assumptions	SHLAA site 6/52. The site is proposed for allocation in the Local Planning Document (site H6). Planning permission granted (2015/1024) and construction has started on site in April 2016. As 28 February 2017, 22 plots have been built and assume 7 plots will be built in March 2017 based on past completions. As at 31 March 2017, 27 plots have been built.	40 29 27	30	30	40	40 24 23	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	Arnold/ Mapperley	Large	205	Greenfield land	Consultation response 2016 Hearing session / confirmation response 2017 Email from developer/ landowner (May 2017)	The site (which consists of SHLAA sites 6/51 and 6/671) is proposed for allocation in the Local Planning Document (site H7). Information from the SHLAA 2016 consultation provides the delivery rates for the site. Revised information on projected completions based on information given at the hearing session and delivery rates confirmed after the hearing session. The delivery rates is based on the assumption that the Local Planning Document is adopted June 2017. Updated information received in May 2017 confirms the delivery rates based on the assumption that the Local Planning Document is adopted in winter 2017.	0	25 0	40 25 0	70 40 65	70	0 70	0	0	0	0	0	0
H8	Killisick Lane	Arnold	Arnold/ Mapperley	Large	245 230	Greenfield land	Consultation response 2016 Hearing session / confirmation response – email from developer/ landowner (March 2017)	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872 and 6/873 (part)) is proposed for allocation in the Local Planning Document (site H8). Information from the SHLAA 2016 consultation provides the delivery rates for the site. The site has now been extended to include the small parcel of land along the northern boundary of the site allocation. Revised information on projected completions based on information given at the hearing session and delivery rates confirmed after the hearing session.	0	0	45 20	105 60	65 60	0 60	0 30	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H9	Gedling Colliery/ Chase Farm	Carlton	Carlton	Large	792 755	Predomina ntly brownfield land (>50%)	Consultation response 2016 Hearing session 2017 Gedling Colliery Position Note (February 2017) (EX/51)	SHLAA site 6/131. The site is included in the Aligned Core Strategy as a strategic location and is proposed for allocation in the Local Planning Document (site H9). Planning application permission (2015/1376) was granted on Friday 3 March 2017. In May 2016 subject to the signing of the s106. Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information on projected completions based on the information given presented to and discussed at the hearing session. Work started on site.	0	72 35	72	72	72	72	72	72	72	72	72	72
Total									27	65	192	372	445	457	297	237	182	167	167	167

Sites with planning permission

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/927	Arno Vale Road (1, Land Adj)	Arnold	Arnold/ Mapperley	Small	3	Greenfield land	Consultation response via SHLAA 2016	This site has planning permission for residential development (2016/0330) granted in May 2016. Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2017/18. Construction has started on site in December 2016 (2016/0330).	0	3	0	0	0	0	0	0	0	0	0	0
6/673	Arnold Daybrook and Bestwood Constitutional Club	Arnold	Arnold/ Bestwood	Large	13	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (December 2016).	13	0	0	0	0	0	0	0	0	0	0	0
6/880	Arnot Hill Road (48A)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1045).	0	1	0	0	0	0	0	0	0	0	0	0
6/928	Bagnall Avenue (Land Off)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Council assumptions	This site has planning permission for residential development (2016/0093) granted in April 2016.	0	0	0	0	4	0	0	0	0	0	0	0
6/882	Beech Avenue (35, Land Adj To)	Arnold	Arnold/ Mapperley	Small	3	Greenfield land	Council assumptions	Construction has started on site in October 2016 (2015/1037).	0	3	0	0	0	0	0	0	0	0	0	0
6/883	Benedict Court (1)	Arnold	Bestwood St Albans	Small	5	Brownfield land	n/a	Site completed in October 2016.	5	0	0	0	0	0	0	0	0	0	0	0
6/863	Calverton Road (Rear of 1 and 3 Ashington Drive)	Arnold	Arnold/ Bestwood	Small	4	Greenfield land	Consultation response via SHLAA 2016	The plot has extant planning permisison dating back to 1970-80's. Information from the SHLAA 2016 consultation states that the applicant intends to build site within 2021-2026 (Years 6-10).	0	0	0	0	0	4	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold	Arnold/ Bestwood	Small	1	Greenfield land	Consultation response via SHLAA 2016 / Council assumptions	This site has planning permission for residential development (2015/1171). Information from SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. At 28 February As at 31 March 2017, this site has not been developed so assume this will be developed in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/313	Clipstone Avenue (7)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Consultation response via SHLAA 2016	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 SHLAA 2016 consultation states that the applicant intends to develop plot 1 in 2017/18.	0	1	0	0	0	0	0	0	0	0	0	0
6/674	Front Street (55)	Arnold	Arnold/ Bestwood	Small	1	Brownfield land	Council assumptions Telephone call from landowner (May 2017)	Planning permission (2011/0471) lapsed in July 2014. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Landowner states the plot has been completed which has been confirmed by Local Tax. Plot will be recorded in April 2017.	0 0	0 1	0 0	0 0	0 0	4 0	0 0	0 0	0 0	0 0	0 0	0 0
6/930	Gedling Road (323)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0770).	0	0	1	0	0	0	0	0	0	0	0	0
6/931	Grange Road (42, Land Rear Of)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0190).	0	0	1	0	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold	Arnold/ Bestwood	Small	3	Greenfield land	Consultation response via SHLAA 2016	The site has extant planning permisison dating back to 1970-80’s. Information from the SHLAA 2016 consultation states that the applicant intends to develop the site within 2021-2026 (Years 6-10).	0	0	0	0	0	3	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold	Arnold/ Mapperley	Small	2	Brownfield land	2016 Consultation response via SHLAA 2016 but no delivery information. Council assumptions used	Site is currently under construction (2010/0240). Information from SHLAA 2016 consultation states delivery of the two dwellings “to be advised”. As the site is currently under construction, assume the plots are completed in 2017/18.	0	2	0	0	0	0	0	0	0	0	0	0
6/884	Mansfield Road (57)	Arnold	Arnold/ Bestwood	Small	2	Brownfield land	Council assumptions n/a	This site is part of SHLAA site 6/22. Site is currently under construction (2014/0485). Local Tax confirms the site is built and both plots will be recorded in March 2017. Site complete. This has been confirmed by Local Tax (March 2017).	2	0	0	0	0	0	0	0	0	0	0	0
6/621	Mansfield Road (71, undercroft car park)	Arnold	Arnold/ Bestwood	Small	1	Brownfield land	Council assumptions	Site is currently under construction (2014/1207).	0	1	0	0	0	0	0	0	0	0	0	0
6/813	Mapperley Plains (231)	Arnold	Arnold/ Mapperley	Small	1	Brownfield land	Council assumptions Telephone call from landowner (May 2017)	This site has planning permission for residential development (2013/1003). Landowner of the site states the site is currently under construction and almost complete. This is a replacement dwelling and the loss of the dwelling has already been taken into account in the past completions figure.	0 0	4 1	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	
6/220	Melbury Road (24, Land Rear Of)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	Site is currently under construction (2006/0368). At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	
6/932	Newcombe Drive (4)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1292).	0	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/933	Nursery Road	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Consultation response via SHLAA 2016	This site has planning permission for residential development (2015/1170). Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2017/18.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold	Arnold/ Mapperley	Small	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). At 28 February As at 31 March 2017 , the plots have not been completed so assume they will be fully built in 2017/18.	3 0	4 3	0	0	0	0	0	0	0	0	0	0	0
6/680	Ramsey Drive (38)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions n/a	Site is currently under construction (2011/1259). Site complete. This has been confirmed by Local Tax (December 2016).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/885	Ramsey Drive (71)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/0612).	0	1	0	0	0	0	0	0	0	0	0	0	0
6/934	Robin Hood Road (3)	Arnold	Bestwood St Albans	Small	2	Brownfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2015/1378). Information from the SHLAA 2016 consultation states that the applicant intends to build 1 plot in 2016/17 and 1 plot in 2017/18. At 28 February As at 31 March 2017 , the one plot has not no plots have been built so assume both plots will be built in 2017/18.	4 0	4 2	0	0	0	0	0	0	0	0	0	0	0
6/590	Rolleston Drive (102-104)	Arnold	Arnold/ Mapperley	Large	1	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (November 2016).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/935	Rolleston Drive (5)	Arnold	Arnold/ Mapperley	Small	4 0	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2015/0536) for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	4 0	0	0	0	0	0	0	0	0	0	0
6/936	Sandfield Road (51)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0398).	0	0	1	0	0	0	0	0	0	0	0	0	0
6/887	Sandfield Road (117)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	n/a	Site completed in October 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/681	Sobers Gardens (36, Land Adj To)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1269).	0	0	0	1	0	0	0	0	0	0	0	0	0
6/937	Stanhope Crescent (9)	Arnold	Arnold/ Bestwood	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1320) (2016/0992) granted in November 2016.	0	0	0	4 0	0 1	0	0	0	0	0	0	0	0
6/938	Sunnyholme (A)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0098).	0	0	1	0	0	0	0	0	0	0	0	0	0
6/69	Sunnyholme (B)	Arnold	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0763).	0	0	4	0	0	0	0	0	0	0	0	0	0
6/482	The Grove Public House	Arnold	Arnold/ Bestwood	Large	20	Brownfield land	n/a	Site completed in August 2016.	20	0	0	0	0	0	0	0	0	0	0	0	0
6/797	Warren Hill Community Church	Arnold	Bestwood St Albans	Small	6	Brownfield land	Council assumptions Telephone call from landowner (May 2017) / Council assumptions	This site has planning permission for residential development (2013/0555). Landowner of the site confirmed they are intending to submit a planning application for 6 dwellings in mid 2017. Assume the application will be granted during 2017/18 and the site deliverable from 2021/22 onwards.	0 0	6 0	0 0	0 0	0 0	0 6	0 0	0 0	0 0	0 0	0 0	0 0	
6/803	Woodchurch Road (63)	Arnold	Bestwood St Albans	Small	1	Greenfield land	n/a	Site completed in June 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/939	Worrall Avenue (48)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0912) (2016/0713) granted in August 2016.	0	0	4 0	0 1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/892	Adbolton Avenue (4)	Carlton	Carlton	Small	2 1	50/50 brownfield and greenfield land	Council assumptions	This site has planning permission for residential development (2014/1119) for a replacement dwelling with 2 dwellings and development on site has not started so the net gain is 1.	0	0	2 1	0	0	0	0	0	0	0	0	0
6/392	Avon Road (Land Off)	Carlton	Carlton	Small	1	Greenfield land	n/a	Site completed in May 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Carlton	Arnold/ Mapperley	Small	2	Greenfield land	Council assumptions	This site has planning permissions for residential development (2014/0234 and 2014/1263) and is currently under construction.	0	2	0	0	0	0	0	0	0	0	0	0
6/645	Burton Road (127)	Carlton	Carlton	Small	6	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0334). At 28 February As at 31 March 2017, the plots have not been completed so assume they will be fully built in 2017/18.	6 0	0 6	0	0	0	0	0	0	0	0	0	0
6/949	Carlton and District Constitutional Club	Carlton	Carlton	Large	10	Brownfield land	n/a	Site completed in November 2016.	10	0	0	0	0	0	0	0	0	0	0	0
6/979	Carlton Hill (137)	Carlton	Carlton	Small	3	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0560).	0	0	0	3	0	0	0	0	0	0	0	0
6/950	Carlton Hill (404)	Carlton	Carlton	Small	1	Brownfield land	n/a	Site completed in May 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/146	Carlton Mill	Carlton	Carlton	Large	16	Brownfield land	Council assumptions	This site has planning permission for residential development (2003/2775 and 2003/2776). Information from SHLAA 2013 consultation states that the “works had commenced prior to the 5 year time limit and the applications (2003/2775 and 2003/2776) are extant”. The 2003/0775 and 2003/0776 permissions comprised 12 flats and 1 house. In February 2015, planning permission was granted for 3 additional flats (2014/1251 and 2014/1252).	0	0	0	8	8	0	0	0	0	0	0	0
6/951	Cavendish Avenue (11)	Carlton	Carlton	Small	2 1	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0759) for the conversion of an existing dwelling to 2 dwellings and development on site has not started so the net gain is 1.	0	0	0	2 1	0	0	0	0	0	0	0	0
6/894	Cavendish Road (68)	Carlton	Carlton	Small	2 1	50/50 brownfield and greenfield land	Council assumptions	This site has planning permission for residential development (2014/0509) for a replacement dwelling with 2 dwellings and development on site has not started so the net gain is 1.	0	0	2 1	0	0	0	0	0	0	0	0	0
6/893	Cavendish Road (263)	Carlton	Carlton	Small	4	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/0350).	0	0	4	0	0	0	0	0	0	0	0	0
6/895	Chandos Street (7)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions	This site has planning permission for residential development (2013/1417).	0	0	0	2	0	0	0	0	0	0	0	0
6/952	Coningswath Road (66)	Carlton	Carlton	Small	1	Greenfield land	n/a	Site completed in October 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1431) and is currently under construction.	0	0 1	0	4 0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1287).	0	0	1	0	0	0	0	0	0	0	0	0
6/308	Cromford Avenue (4)	Carlton	Carlton	Small	2	Predominantly greenfield land (>50%)	Council assumptions n/a	Plots 1 and 2 completed March 2014. The remainder of the site (i.e. plots 3 and 4) have planning permission for residential development (2016/0024). Site completed in March 2017.	0 2	0	0	2 0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
										2017-18	2018-19	2019-20	2020-21	2021-22							
6/980	Daisy Road (17)	Carlton	Arnold/ Mapperley	Small	2 1	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0821) for the extension and conversion of an existing flat to create an additional flat and development on site has not started so the net gain is 1.	0	0	2 1	0	0	0	0	0	0	0	0	0	0
6/897	DBH House	Carlton	Carlton	Large	42 14	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/0669) (2016/1002) granted in December 2016.	0	0	6 0	6 0	0 7	0 7	0	0	0	0	0	0	0
6/953	Ethel Avenue (21)	Carlton	Arnold/ Mapperley	Small	2 1	50/50 brownfield and greenfield land	Council assumptions	This site has planning permission for residential development (2014/0856) for a replacement dwelling with 2 dwellings and development on site has not started so the net gain is 1.	0	0	2 1	0	0	0	0	0	0	0	0	0	0
6/898	Florence Road (26)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1374).	0	0	1	0	0	0	0	0	0	0	0	0	0
6/499	Forester Road (24, Land Adj To)	Carlton	Carlton	Small	1	Greenfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2008/0290). Information from SHLAA consultation states plot completed during 2016. This plot has not yet signed off as ‘complete’ by Building Control. Assume the plot will be signed off in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0	0
6/558	Friday Lane (St Eia, Land Rear Of)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/0387).	0	0	1	0	0	0	0	0	0	0	0	0	0
6/817	Godfrey Street (77)	Carlton	Colwick/ Netherfield	Small	5 4	Predomina ntly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0649). One plot was completed during 2015/16 and 4 plots remaining. At 28 February As at 31 March 2017, the remaining plots have not been completed so assume they will be fully built in 2017/18.	5 0	0 4	0	0	0	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	Carlton	Small	3	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1020) and is currently under construction.	0	0 3	3 0	0	0	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	Carlton	Small	1	Greenfield land	Consultation response via SHLAA 2016	The plot has extant planning permisison dating back to 1970-80’s. Information from the SHLAA 2016 consultation states that the applicant intends to develop plot within 2021-2026 (Years 6-10) .	0	0	0	0	0	1	0	0	0	0	0	0	0
6/690	Hilton Road (41, Land Adj To)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	n/a	Site complete. This has been confirmed by Local Tax (November 2016).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	Carlton	Small	4	Predomina ntly greenfield land (>50%)	Council assumptions	Site is currently under construction (2015/0693).	0	4	0	0	0	0	0	0	0	0	0	0	0
6/502	Jessops Lane (114-120, Land Rear Of)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Site is currently under construction (2008/0291). At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0	0
6/982	Main Road (80)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1328).	0	0	0	1	0	0	0	0	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	Carlton	Small	3	Greenfield land	Council assumptions	This site has planning permission for residential development (2013/0627) (2016/0716) granted in August 2016.	0	0	0	0	3	0	0	0	0	0	0	0	0
6/984	Main Road (98)	Carlton	Carlton	Small	4 3	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0261) for the conversion of 2 existing dwellings to 4 dwellings and development on site has not started so the net gain is 2.	0	0	0	4 2	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/747	Maycroft Gardens (52)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions n/a	Site is currently under construction (2012/1505). Local Tax confirms site is built and will be recorded in March 2017. Site complete. This has been confirmed by Local Tax (March 2017).	1	0	0	0	0	0	0	0	0	0	0	0
6/901	Meadow Road (70, 72 & 74)	Carlton	Colwick/ Netherfield	Small	1	Brownfield land	Consultation response via SHLAA 2016 / Council assumptions	This site has planning permission for residential development (2014/0668). Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. At 28 February As at 31 March 2017, the plot has not been built so assume it will be built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0
6/902	Midland Road (6)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066).	0	1	0	0	0	0	0	0	0	0	0	0
6/206	Midland Road (30)	Carlton	Carlton	Small	3 2	Predominantly greenfield land (>50%)	Council assumptions	This site has planning permission for residential development (2014/0537) for a replacement dwelling with 3 dwellings and development on site has not started so the net gain is 2.	0	0	3 2	0	0	0	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1181).	0	0	1	0	0	0	0	0	0	0	0	0
6/903	New School House	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/1384) (2016/1289) granted in January 2017.	0	0	4 0	0	0 1	0	0	0	0	0	0	0
6/956	Northcliffe Avenue (4, Land Adj To)	Carlton	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/0242).	0	0	4	0	0	0	0	0	0	0	0	0
6/954	Northcliffe Avenue (37)	Carlton	Carlton	Small	2	50/50 brownfield and greenfield land	Council assumptions	Construction has started on site in April 2016 (2015/1329). One plot has completed in March 2017 and the remaining plot will be completed in 2017/18.	0 1	2 1	0	0	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Carlton	Carlton	Small	2	Greenfield land	Council assumptions	Planning permission for residential development (2016/0764) granted in January 2017.	0	0	0	0	2	0	0	0	0	0	0	0
6/957	Perlethorpe Drive (garages)	Carlton	Carlton	Small	2 4	Brownfield land	2016 response but no delivery information. Council assumptions used	This site has planning permission for residential development (2015/1424) (2016/0902) granted in January 2017. It is understood that the site has been sold. Assume site to come forward within Years 1-5.	0	0	0	2 0	0 4	0	0	0	0	0	0	0
6/804	Pioneer Accident Repair Centre	Carlton	Carlton	Small	6	Brownfield land	Council assumptions	Site is currently under construction (2015/0827). At 28 February As at 31 March 2017, 3 plots completed and 3 plots remaining.	0 3	6 3	0	0	0	0	0	0	0	0	0	0
6/725	Plains Road (86)	Carlton	Arnold/ Mapperley	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0566) which was granted in August 2016.	0	0	0	1	0	0	0	0	0	0	0	0
6/822	Plains Road (92)	Carlton	Arnold/ Mapperley	Small	4 0	Brownfield land	Council assumptions n/a	This site (1 plot) is part of planning permission for residential development (2014/1217). This is a replacement dwelling and development on site has not started so the net gain is zero. See SHLAA 6/823 for the remaining part of the planning permission (4 plots).	0	4 0	0	0	0	0	0	0	0	0	0	0
6/823	Plains Road (92, Land Adj To)	Carlton	Arnold/ Mapperley	Small	4	Greenfield land	Council assumptions	This site (4 plots) is part of planning permission for residential development (2014/1217). See SHLAA 6/822 for the remaining part of the planning permission (1 plot).	0	4	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/958	Play Area (Dunstan Street)	Carlton	Colwick/ Netherfield	Small	6	Brownfield land	n/a	Site completed in May 2016.	6	0	0	0	0	0	0	0	0	0	0	0	0
6/335	Podder Lane	Carlton	Arnold/ Mapperley	Large	<u>4</u> <u>0</u>	Brownfield land	Council assumptions n/a	Site is currently under construction (2005/1232). 60 dwellings completed (as at 31 March 2016) and 1 dwelling remaining. Local Tax confirms the remaining plot is built and will be recorded in March 2017. Planning permission granted for 61 plots but only 60 complete.	<u>4</u> <u>0</u>	0	0	0	0	0	0	0	0	0	0	0	0
6/959	Porchester Road (162)	Carlton	Carlton	Small	2	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0311).	0	0	0	2	0	0	0	0	0	0	0	0	0
6/878	Porchester Road (182)	Carlton	Carlton	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/1009).	0	0	1	0	0	0	0	0	0	0	0	0	0
6/960	Porchester Road (194)	Carlton	Carlton	Small	2	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0263).	0	0	0	2	0	0	0	0	0	0	0	0	0
6/961	Porchester Road (200)	Carlton	Carlton	Small	4	Brownfield land	<u>Consultation response via SHLAA 2016 response</u> but no delivery information. Council assumptions used	This site has planning permission for residential development (2015/0426). Information from the SHLAA 2016 consultation indicates the site has been sold and no timescale given for development. <u>Assume site to come forward within Years 1-5.</u>	0	0	0	4	0	0	0	0	0	0	0	0	
6/962	Rowland Avenue (1)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	Consultation response <u>via SHLAA 2016</u> / Council assumptions	This site has planning permission for residential development (2015/0314). Information from the SHLAA 2016 consultation states that the applicant intends to develop plot in 2016/17. <u>At 28 February As at 31 March</u> 2017, the plot has not been built so assume it will be built in 2017/18.	<u>4</u> <u>0</u>	<u>0</u> <u>1</u>	0	0	0	0	0	0	0	0	0	0	0
6/824	Rutland Road (garage site)	Carlton	Carlton	Small	6	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2014/0757). Site complete. This has been confirmed by Local Tax (December 2016).	<u>0</u> <u>6</u>	0	<u>6</u> <u>0</u>	0	0	0	0	0	0	0	0	0	0
6/904	Sandford Road (118)	Carlton	Arnold/ Mapperley	Small	<u>4</u> <u>0</u>	Brownfield land	<u>Council assumptions</u> <u>n/a</u>	This site has planning permission <u>for residential development</u> (2014/0154) <u>for a replacement dwelling and development on site has not started so the net gain is zero.</u>	0	0	<u>4</u> <u>0</u>	0	0	0	0	0	0	0	0	0	0
6/175	Sandford Road (44)	Carlton	Arnold/ Mapperley	Small	<u>7</u> <u>6</u>	Greenfield land	Council assumptions	This site has planning permission <u>for residential development</u> (2014/0918) <u>for a replacement dwelling with 7 dwellings and development on site has not started so the net gain is 6.</u>	0	0	<u>7</u> <u>6</u>	0	0	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Carlton	Colwick/ Netherfield	Large	44	Brownfield land	Council assumptions	This site has planning permission for residential development (2008/0287). Site has been cleared and work has been delayed on site whilst the developer negotiates with the County Council about some highway construction requirements.	0	11	11	11	11	0	0	0	0	0	0	0	0
6/963	South Devon Avenue (31)	Carlton	Arnold/ Mapperley	Small	<u>4</u> <u>0</u>	Brownfield land	<u>Council assumptions</u> <u>n/a</u>	This site has planning permission <u>for residential development</u> (2015/1190) <u>for a replacement dwelling and development on site has not started so the net gain is zero.</u>	0	0	<u>4</u> <u>0</u>	0	0	0	0	0	0	0	0	0	0
6/964	Southdale Road (112)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1089).	0	0	0	1	0	0	0	0	0	0	0	0	0
6/246	Standhill Road (161, Land Adj To)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Site is currently under construction (2012/0962). <u>At 28 February As at 31 March</u> 2017, the plot has not been completed so assume it will be fully built in 2017/18.	<u>4</u> <u>0</u>	<u>0</u> <u>1</u>	0	0	0	0	0	0	0	0	0	0	0

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									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/965	The Cavendish Pub	Carlton	Carlton	Large	41	Brownfield land	Council assumptions	Construction has started on site in October 2016 (2014/0559).	0	10	10	0	0	0	0	0	0	0	0	0	0
6/799	The Elms (2)	Carlton	Colwick/ Netherfield	Small	2	50/50 brownfield and greenfield land	Council assumptions n/a	Site is currently under construction (2013/0689). Local Tax confirms site is built and will be recorded in March 2017. Site complete. This has been confirmed by Local Tax (March 2017).	2	0	0	0	0	0	0	0	0	0	0	0	0
6/905	The Elms (2A)	Carlton	Colwick/ Netherfield	Small	3 2	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/1322) for the extension and conversion of an existing dwelling to 3 dwellings and development on site has not started so the net gain is 2.	0	0	0	3 2	0	0	0	0	0	0	0	0	0
6/751	Victoria Road (51c)	Carlton	Colwick/ Netherfield	Small	1	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (November 2016).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/164	Victoria Road (58)	Carlton	Colwick/ Netherfield	Small	2 1	Brownfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	This site has planning permission for residential development (2015/1290) for the conversion of an existing dwelling to 2 dwellings and development on site has not started so the net gain is 1.	0	0	0	0	2 1	0	0	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	Carlton	Small	2	50/50 brownfield and greenfield land	Consultation response via SHLAA 2016 / Council assumptions	Planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). Information from SHLAA 2016 consultation states the applicant intends to build the two plots in 2016/17. At 28 February As at 31 March 2017, the plots have not been built so assume they will be built in 2017/18.	2 0	0 2	0	0	0	0	0	0	0	0	0	0	0
6/966	Westdale Lane West (437)	Carlton	Arnold/ Mapperley	Small	2	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0929) and is currently under construction.	0	0	2	0	0	0	0	0	0	0	0	0	0
6/906	Wood Lane (65)	Carlton	Carlton	Small	1	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2014/1005). Site complete. This has been confirmed by Local Tax (December 2016).	0 1	0	4 0	0	0	0	0	0	0	0	0	0	0
6/752	Woodlands (Highclere Drive)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions n/a	Site is currently under construction (2014/0917). Site completed in December 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0
n/a								1 dwelling was demolished in Arnold and 3 4 dwellings were demolished in Carlton between 1 April 2016 and 28 February 31 March 2017. This figure has been included here for completeness for the purposes of the housing trajectory in Appendix D.	-4 -5	0	0	0	0	0	0	0	0	0	0	0	0
Total									77	79	57	52	53	21	0	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
										2017-18	2018-19	2019-20	2020-21	2021-22							
New site 2017	Bestwood Lodge Drive (garage site 7)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0334) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	4	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Bestwood Lodge Drive (garage site 8)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0335) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	4	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Byron Street (Adj to 64)	Arnold	Arnold/ Bestwood	Large	21	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0414) granted in January 2017. Information received in 2017 indicates that the construction of the site due to start in April 2017 with anticipated completion date of May 2018.	0	10	11	0	0	0	0	0	0	0	0	0	0
New site 2017	Calverton Road (6)	Arnold	Arnold/ Bestwood	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2015/1309) granted in May 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Church Lane (11A)	Arnold	Arnold/ Bestwood	Small	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0596) granted in July 2016.	0	0	0	0	2	0	0	0	0	0	0	0	0
New site 2017	Danes Close (garage site 2)	Arnold	Arnold/ Bestwood	Small	2	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0329) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	2	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Danes Close (garage site 3)	Arnold	Arnold/ Bestwood	Small	3	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/1234) granted in January 2017. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	3	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Ernehale Court	Arnold	Arnold/ Bestwood	Large	18	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0624) granted in August 2016. Information received in 2017 indicates that the construction of the site is currently underway with anticipated completion date of February 2018.	0	18	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Falconers Walk (garage site 6)	Arnold	Arnold/ Bestwood	Small	2	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0332) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	2	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Front Street (33-35)	Arnold	Arnold/ Bestwood	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0520) granted in June 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Gorman Court (7)	Arnold	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0259) granted in July 2016.	0	0	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
										2017-18	2018-19	2019-20	2020-21	2021-22							
New site 2017	Hanworth Gardens (garage site 9)	Arnold	Arnold/ Bestwood	Small	2	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0336) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	2	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Maidens Dale (garage site 10)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/1233) granted in January 2017. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	4	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Moyra Drive (garage site 24)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2016/0443) granted in August 2016. Information received in 2017 indicates that the construction of the site due to start in March 2017 with anticipated completion date of March 2018.	0	4	0	0	0	0	0	0	0	0	0	0	0
New site 2017	Nottingham Road (153-157)	Arnold	Arnold/ Mapperley	Small	3	Brownfield land	Council assumptions	Planning permission for residential development (2016/0809) granted in September 2016.	0	0	0	3	0	0	0	0	0	0	0	0	0
New site 2017	Woodthorpe Avenue (4A)	Arnold	Arnold/ Mapperley	Small	4 0	Brownfield land	Council assumptions n/a	Planning permission for residential development (2016/1155) granted in December 2016 for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	4 0	0	0	0	0	0	0	0	0	0
New site 2017	Broadway East (2)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/1313) granted in February 2017.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Burlington Road (37, Land At)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0308) granted in August 2016 and is currently under construction.	0	0	1	0	0	0	0	0	0	0	0	0	0
New site 2017	Cheadle Close (1)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0639) granted in August 2016.	0	0	0	1	0	0	0	0	0	0	0	0	0
New site 2017	Dunstan Street (46 To 50)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0263) granted in November 2016.	0	0	0	0	0	2	0	0	0	0	0	0	0
New site 2017	Ernest Road (64A)	Carlton	Carlton	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0195) granted in May 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Gedling Care Home	Carlton	Carlton	Large	14	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission for residential development (2014/0169) granted in May 2016. Information received in 2017 indicates that the construction of the site is currently underway with anticipated completion date of mid 2018.	0	0	14	0	0	0	0	0	0	0	0	0	0
New site 2017	Lymn Avenue (18, Land Adj To)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0269) granted in June 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Manor Cottage	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0751) granted in September 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Mapperley Plains (146)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0348) granted in June 2016.	0	0	0	1	0	0	0	0	0	0	0	0	0
New site 2017	Prospect Road (90)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0748) granted in February 2017.	0	0	0	0	1	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
New site 2017	Spencer Avenue (23)	Carlton	Arnold/ Mapperley	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/114) granted in April 2016.	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Standhill Road (219, Land Adj To)	Carlton	Arnold / Mapperley	Small	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0069) granted in April 2016 which is currently under construction.	0	0	2	0	0	0	0	0	0	0	0	0
Total									0	53	28	7	9	2	0	0	0	0	0	0

Total dwellings with planning permission	77	132	85	59	62	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/820	Byron House	Arnold	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions Telephone call from agent (May 2017)	This site has permitted development rights (Class J) for change of use of offices to residential (2013/0028PN). Agent of the site states there is no information for the site.	4	0	0	0	0	0	0	0	0	0	0	0
6/646	Arnold Lane (51, Land Adj To)	Carlton	Carlton	Small	1	Greenfield land	Council assumptions Telephone call from landowner (May 2017)	This site has planning permission for residential development (2013/1219). Landowner of the site indicates they are not intending to develop for the time being.	0	1	0	0	0	0	0	0	0	0	0	0

Sites below threshold

[\(a\) sites without planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/89	Ashington Drive (Plot 15)	Arnold	Arnold/ Bestwood	Small 0.04 ha	1	Greenfield land	Consultation response via SHLAA 2016	Planning permission (89/0723) lapsed in May 1994. Information from SHLAA 2016 consultation states that the applicant intends to develop plot within Years 6-10 i.e. 2021-2026. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaAgricultural land grade 3 S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	0	1	0	0	0	0	0	0
6/477	Daybrook Laundry	Arnold	Arnold/ Bestwood	Large 0.93 ha (1.72 ha whole site)	46 49	Brownfield land	Council assumptions Response 2017 Email from developer/ landowner (February 2017)	Part of the site has been built for a retail unit (2012/1373). 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. No information from SHLAA 2016 consultation. Assume residential development to be deliverable within Years 6-10. The site boundary has been amended in 2017 to exclude the retail unit on site (2012/1373). Updated information indicates a new 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. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Falls within the Air Quality Management AreaCoal Mining Development – Low Risk Area S106 requirements: Open space, affordable housing, education and health.	0	0	0	0 9	0 20	20	26 0	0	0	0	0	0
6/479	Metallifactory Ltd	Arnold	Arnold/ Bestwood	Large 1.33 ha	72	Brownfield land	Council assumptions Meeting with developer/ landowner (March 2017)	Planning permission (2011/1055) lapsed in November 2014. A revised planning application (2016/0854) for erection of 72 dwellings is currently being determined. Assume site to be deliverable in Years 6-10. Information received in 2017 indicates that the site can be deliver homes from 2018/19. It is anticipated that the application will go to Planning Committee on 22 June 2017. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaSurface Water Flooding – Low S106 requirements: Open space, affordable housing, education and health.	0	0	0 30	0 30	0 12	15 0	17 0	20 0	20 0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions													
									Five Year Period													
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
6/218	Woodchurch Road (64, Land South Of Adj To)	Arnold	Bestwood St Albans	Small 0.44 0.37 ha	3 7	Greenfield land	Response 2017- Council assumptions Telephone call from developer/ landowner (May 2017)	Planning permission (2013/0507) lapsed in July 2016. Information received in 2017 indicates that the site is still developable. Planning application (2016/0229) (2016/0124) submitted in February 2016 for 7 dwellings and is currently being determined. Assume the application will be granted during 2017/18 and the developer/landowner has confirmed that the site is deliverable from 2021/22 onwards. Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaTree Preservation Orders S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	0	3 7	0	0	0	0	0	0	0	
6/209	Burton Road	Carlton	Carlton	Small 0.08 ha	8	Brownfield land	Response 2017 Email from developer/ landowner (March 2017)	Planning permission (2006/0202) for 3 dwellings lapsed in April 2009. The site boundary has been amended in 2017 to exclude the club building. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 8 apartments with construction of the site to start in Year 3 2019/20 with anticipated completion in Year 4 2020/21 . Site ownership: Borough Council. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	8	0	0	0	0	0	0	0	0	0
6/241	Deabill Street	Carlton	Colwick/ Netherfield	Small 0.04 ha	4	Brownfield land	Response 2017 Email developer/ landowner (March 2017)	Planning permission (2006/0810) for 2 dwellings lapsed in November 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 4 terraced houses with construction of the site to start in Year 3 2019/20 with anticipated completion in Year 4 2020/21 . Site ownership: Borough Council. Viability: Weak market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaFlood Zone 3Surface Water Flooding – Medium S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	4	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/689	Festus Street (2, Rear Of)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions	<p>Planning permission (2011/0873) lapsed in October 2014. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.</p> <p>Planning application (2017/0363) submitted in March 2017 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2022/23 onwards.</p> <p>Site ownership: Private landowner. Viability: Weak market strength and CIL zone 1. Constraints:</p> <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaFlood Zone 2Surface Water Flooding – Medium <p>S106 requirements: Site below thresholds for s106 requirements.</p>	0	0	0	0	0	0	2	0	0	0	0	0
6/666	Lambley Lane (46, Land Adj To)	Carlton	Carlton	Large 0.27 ha	10	Greenfield land	Consultation response via SHLAA 2016	<p>Information from SHLAA 2016 consultation confirms that the site is within the urban area, is suitable for residential development and the achievability of the site depends on market conditions. They indicate, Indicated that 10 homes can be provided during 2019/20.</p> <p>Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 2. Constraints:</p> <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaAdjacent to Surface Water Flooding – LowAgricultural land grade 3 <p>S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.</p>	0	0	0	10	0	0	0	0	0	0	0	

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
										2017-18	2018-19	2019-20	2020-21	2021-22							
6/7	Meadow Road Industrial Site	Carlton	Colwick/ Netherfield	Large 1.17 ha	35	Brownfield land	Council assumptions Response 2017 Email developer/ landowner (March 2017)	Over 50% of the site is at risk of flooding. As the site is previously developed it will be suitable for residential development providing it does not increase the level of water run off and appropriate measures are taken to reduce the impact of flooding. The level of contamination will also need to be established. County Highways have no objection in principle but have put forward a number of improvements to surrounding roads they think are likely to be needed. No information from SHLAA 2016 consultation. Assume site to be deliverable after Year 15. Updated information indicates that the landowners are interested in potential development of the site and hope to develop the site before 2028. Site ownership: Private landowners. Viability: Weak market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaFlood Zone 3Surface Water Flooding – Medium S106 requirements: Open space, affordable housing, education and health.	0	0	0	0	0	0	0	0	0	0	0	0	0
6/200	Midland Road	Carlton	Carlton	Small 0.02 ha	6	Greenfield land	Council assumptions Telephone call developer/ landowner (May 2017)	Planning permission (2005/1013) lapsed in November 2008. In May 2016, a planning application (2016/0632) has been was submitted for 6 apartments and is currently being determined. A decision on this application will be included in the next SHLAA 2017 update. Assume the application will be granted during 2017/18 and the site deliverable from 2021/22 onwards forward within Years 6-10. information received in May 2017 indicates that the site will be delivered from 2019/20. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaProtected Open Space S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0 <u>6</u>	0	6 <u>0</u>	0	0	0	0	0	0	0
6/265	Newstead Avenue (39)	Carlton	Arnold/ Mapperley	Small 0.06 ha	2	50/50 brownfield and greenfield land	Consultation response via SHLAA 2016	Planning permission (2007/0385) lapsed in June 2010. Information from SHLAA 2016 consultation states that the applicant intends to build 1 plot within 2021-2026 (Years 6-10) and 1 plot within 2026-2031 (Years 11-15). Site ownership: Private landowner. Viability: Strong market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	0	1	0	0	0	0	1	0	

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	Carlton	Large 0.22 ha	12	Greenfield land	Council assumptions Telephone call developer/landowner (May 2017)	Planning permission (2013/0253) for 5 dwellings lapsed in September 2016. Planning application (2016/0726) for 12 dwellings submitted in June 2016 and is currently being determined. The site boundary has been amended in 2017 to incorporate the 2016/0726 planning application. Assume the application will be granted during 2017/18 and the site deliverable from 2021 onwards developer/landowner has since confirmed that the site will be delivered 3 years after permission is granted. It is anticipated that the application will go to Planning Committee on 22 June 2017. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.	0	0	0	0	0 <u>6</u>	6	6 <u>10</u>	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Carlton	Arnold/ Mapperley	Large 0.15 ha	10	Predomina ntly greenfield land (>50%)	Council assumptions Telephone call developer/landowner (May 2017)	Planning permission (2010/0936) lapsed in January 2017. Planning application (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) submitted in September 2016 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2020/21 onwards. The developer/landowner has confirmed that the site is currently on the market and it is expected the site be completed within the next 3 years after permission granted. It is anticipated that the application will go to Planning Committee on 22 June 2017. Site ownership: Private landowner. Viability: Strong market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. County requirements may be required e.g. health and education.	0	0	0	0	5 <u>8</u>	5 <u>0</u>	0	0	0	0	0	0	

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/229	Westdale Lane East (72-74)	Carlton	Carlton	Large 0.09 ha	45 12	Brownfield land	Council assumptions Telephone call developer/ landowner (June 2017)	Planning permission (2010/0200) lapsed in May 2013. No information from SHLAA 2016 consultation. Planning application (2017/0157) for 12 apartments submitted on 3 February 2017 and is currently being determined. Assume the application will be granted during 2017/18. The landowner has confirmed that development will commence in September/October 2017 and should be completed mid 2018. and the site to be deliverable from 2021/22 onwards in Years 6-10. Site ownership: Developer. Viability: Moderate market strength and CIL zone 1. Constraints: <ul style="list-style-type: none"> Coal Mining Development – Low Risk Area Surface Water Flooding – Low S106 requirements: No open space as site is below 0.4 ha threshold. Affordable housing required. County requirements may be required e.g. health and education.	0	0 6	0 6	0	0	8	7	0	0	0	0	0
6/137	Wood Lane	Carlton	Carlton	Large 0.73 ha	20 13	Greenfield land	Previous consultation response 2015 Consultation response 2016 – late / Council assumptions Telephone call developer/ landowner (May 2017)	This site has been allocated for residential development in the Gedling Borough Replacement Local Plan (July 2005). As such the site is classed as suitable and deliverable. No information from SHLAA 2016 consultation. Information from previous 2015 consultation indicates that a developers will shortly be in place to deliver the site. Planning application (2017/0455) for 13 dwellings was submitted in March 2017 and is currently being determined. Information received in 2017 indicates that, if granted permission during 2016/17, the commencement of the site will start in late 2017 and the completion of the site will be within one year. Site ownership: Developer. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none"> Coal Mining Development – Low Risk Area Surface Water Flooding – Low Tree Preservation Orders Adjacent to Protected Open Space S106 requirements: Open space, affordable housing, education and health.	0	0	20 0 13	0 10	0 10	0	0	0	0	0	0	0
Total									0	0 6	43 49	55	58	41 35	14 8	0	0	10	11	15

[\(b\) sites without planning permission added to the SHLAA since 1 April 2016 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions											
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22						
New site 2017	Derwent Crescent	Arnold	Arnold/ Mapperley	Large 0.15 ha	9	Brownfield land	Response 2017 Email developer/ landowner (March 2017)	Information received in 2017 indicates that 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 Year 4 2020/21 with anticipated completion in Year 5 2021/22 . Site ownership: Private landowners. Viability: Strong market strength and CIL zone 1. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	0	9	0	0	0	0	0	0
New site 2017	Chase Farm, Mapperley Plains	Carlton	Arnold/ Mapperley	Large 2.26 ha	35	Greenfield land	Council assumptions Telephone call developer/ landowner (May 2017)	A site has been promoted during 2017. Pre-application discussions took place in 2015. Due to the topography, it is estimated that 35 dwellings can be provided on site. As the site cannot be permitted to deliver homes prior to completion of the GAR, assume the start of the housing delivery be 2020/21 onwards. Information received in May 2017 indicates that the site does not need to be accessed from the Gedling Access Road (GAR) and the construction of the GAR does not have any implications for the timing for delivery of the site. Pre-application discussions took place in 2015 and were updated in late 2016. Outline application for 30-35 dwellings anticipated within the next 3-6 months and the site sold by the end of April 2018 with covenant attached to the sale of the site to ensure that there is detailed permission within 9 months and the site complete within 24 months (18 dwellings per year). Site ownership: Nottingham City Council. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaAdjacent to Tree Preservation OrdersAgricultural land grade 3Adjacent to Gedling Country Park S106 requirements: Open space, affordable housing, education and health.	0	0	0	0 18	15 17	20 0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
New site 2017	Plains Road (96)	Carlton	Arnold/ Mapperley	Large 0.88 ha	14	Predominantly greenfield land (>50%)	Council assumptions Telephone call developer/ landowner (May 2017)	<p>Planning application (2014/0665) for up to 14 dwellings submitted in June 2014 and is currently being determined. Assume the application will be granted during 2017/18 and the site deliverable from 2020/21 onwards.</p> <p>Planning application for up to 14 dwellings (2016/0665) was granted in October 2014 subject to the signing of the s106. Information received in May 2017 indicates the site will be put on the market once the s106 has been signed.</p> <p>Site ownership: Developer. Viability: Strong market strength and CIL zone 2. Constraints:</p> <ul style="list-style-type: none">Coal Mining Development – Low Risk AreaAdjacent to Protected Open Space <p>S106 requirements: Open space, health and education. No affordable housing as site is below 15 dwellings threshold.</p>	0	0	0	0	7	7	0	0	0	0	0	0	
New site 2017	Queens Avenue	Carlton	Carlton	Small 0.03 ha	1	Greenfield land	Response 2017 Email developer/ landowner (March 2017)	<p>AThe site has been promoted in 2017. The site is on an unusual shaped plot and can accommodate 1 property. It is expected that the site will be delivered within the next 5 years.</p> <p>Site ownership: Gedling Borough Council. Viability: Moderate market strength and CIL zone 1. Constraints:</p> <ul style="list-style-type: none">Coal Mining Development – Low Risk Area <p>S106 requirements: Site below thresholds for s106 requirements.</p>	0	0	0	0	1	0	0	0	0	0	0	0	
Total									0	0	0	18	25	16	0	0	0	0	0	0	0
Total dwellings without planning permission									0	0	43	73	83	57	8	0	0	10	11	15	

(c) sites without planning permission removed from the housing supply

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/189	Ashe Close (19, Land Adj To)	Arnold	Arnold/ Mapperley	Small	2	Greenfield land	Council assumptions	Planning permission (2009/0418) lapsed in July 2012. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/582	High Street (24)	Arnold	Arnold/ Mapperley	Small	1	Brownfield land	Council assumptions	Planning permission (2010/0046) lapsed in March 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	1	0	0	0	0	0	0	0	0
6/275	Mansfield Road (216)	Arnold	Arnold/ Bestwood	Small	3	Predomina ntly greenfield	Council assumptions	Planning permission (2010/0755) lapsed in October 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years	0	0	0	0	0	3	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
						land (>50%)		6-10. No response received through SHLAA 2016 or in response to more recent contact.													
6/626	Mapperley Plains (335)	Arnold	Arnold/ Mapperley	Small	5	Predomina ntly greenfield land (>50%)	Council assumptions	Planning permission (2010/0741) lapsed in October 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	5	0	0	0	0	0	0	0	0
6/723	Melbury Road (65)	Arnold	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions	Planning permission (2012/0266) lapsed in May 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	4	0	0	0	0	0	0	0	0
6/187	Middlebeck Drive (11)	Arnold	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions SHLAA form / Telephone call from developer/ landowner (May 2017)	Planning permission (2012/1458) lapsed in January 2016. Assume site to be deliverable in Year 5 and beyond. Information received in 2017 indicates the owner is not intending to develop at the current time.	0	0	0	0	4	0	0	0	0	0	0	0	0
6/555	Oxclose Lane (143-143A)	Arnold	Arnold/ Bestwood	Small	4	Brownfield land	Council assumptions SHLAA form (March 2017)	Planning permission (2009/0459) lapsed in July 2012. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 6-10. Information received in 2017 indicates the owner is not intending to develop at the current time.	0	0	0	0	0	4	0	0	0	0	0	0	0
6/727	Plains Road (35)	Arnold	Arnold/ Mapperley	Small	4	Brownfield land	Council assumptions	Planning permission (2012/0270) lapsed in May 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	4	0	0	0	0	0	0	0	0
6/162	Briarbank Avenue (Land North)	Carlton	Carlton	Large	14	Brownfield land	Council assumptions	Planning permission (2009/0034) lapsed in April 2012. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	0	7	7	0	0	0	0	0	0
6/515	Burton Road (272)	Carlton	Carlton	Small	2	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2008/0790) lapsed in November 2011. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	2	0	0	0	0	0	0	0
6/559	Carlton Hill (381)	Carlton	Carlton	Small	4	Brownfield land	Council assumptions	Planning permission (2009/0586) lapsed in September 2012. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	4	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/165	Chaworth Road (9)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	2016 response but no delivery information. Council assumptions used SHLAA 2016 response	Planning permission (2004/1673) lapsed in January 2010. Information from SHLAA 2016 consultation states that the applicant is still undecided whether to proceed with development on site. Assume site to come forward after Year 15. SHLAA 2016 response indicated that the owner is undecided whether to proceed with the development on site. Assumed that the site will not be developed.	0	0	0	0	0	0	0	0	0	0	0	0	0
6/496	Crow Hill House	Carlton	Carlton	Small	6	Predomina ntly greenfield land (>50%)	Council assumptions Telephone call from landowner (May 2017)	Planning permission (2009/0960) lapsed in January 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Landowner indicates that the site is not likely to be developed in near future.	0	0	0	0	0	6	0	0	0	0	0	0	0
6/688	Deabill Street (57)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions	Planning permission (2012/0043) lapsed in March 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	0	2	0	0	0	0	0	0
6/501	Fraser Road (94, 94a and 94b)	Carlton	Carlton	Small	6	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2010/0398) lapsed in July 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	6	0	0	0	0	0	0	0
6/517	Ivy Grove (19)	Carlton	Carlton	Small	4	Predomina ntly greenfield land (>50%)	Council assumptions	Planning permission (2008/0534) lapsed in July 2011. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	4	0	0	0	0	0	0	0
6/737	Mile End Road (Electricity Sub Station)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions Letter from landowner (March 2017)	Planning permission (2007/0377) lapsed in November 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Site has been sold. Assumed that the site will not be developed.	0	0	0	0	0	0	2	0	0	0	0	0	0
6/510	Spring Lane (375)	Carlton	Arnold/ Mapperley	Small	2	50/50 brownfield and greenfield land	Council assumptions Telephone call from landowner (May 2017)	Planning permission (2008/0616) lapsed in August 2011. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. Landowner indicated that 2 units could possibly be developed on site, including the replacement of an existing dwelling. Net gain is 1. Assumed that the site will not be developed.	0	0	0	0	2	0	0	0	0	0	0	0	0
6/71	Standhill Avenue	Carlton	Carlton	Small	4	Brownfield land	Council assumptions	Site is an underused brownfield site within the PUA and is suitable for residential development. Assume site to be deliverable in Years 6-10. Contact details for current owner unknown.	0	0	0	0	0	4	0	0	0	0	0	0	0
6/750	Victoria Road (23)	Carlton	Colwick/ Netherfield	Small	2	Brownfield land	Council assumptions	Planning permission (2012/0749) lapsed in September 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	0	0	2	0	0	0	0	0	0

Edge of Hucknall

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- ~~35~~ 36 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ is included in the table below.

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	North of Papplewick Lane	Hucknall	Gedling Rural North	Large	300 237	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and has planning permission for residential development (2013/1406). Reserved Matters application for 237 homes submitted on 15 February 2017 (2017/0201). <u>It is anticipated that the application will go to Planning Committee on 22 June 2017.</u>	0	45 0	60	90 60	90 60	45 57	0	0	0	0	0	0
ACS	Top Wighay Farm	Hucknall	Gedling Rural North	Large	845	Greenfield land	2016 response but no delivery information. Council assumptions used Letter from Nottinghamshire County Council (February 2017) (EX/50)	SHLAA site 6/989. The site is allocated in the Aligned Core Strategy and part of the site is currently under construction for 38 dwellings (2014/0950). <u>As 28 February 2017, 35 plots have been built</u> <u>As at 31 March 2017, 36 plots have been built.</u> Revised development brief for the site likely to be adopted in February 2017. A letter from Nottinghamshire County Council states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020 with further phases delivering a further 665 dwellings by 2027/28.	30 <u>35</u> <u>36</u>	8 <u>3</u> <u>2</u>	0	50	100	100	100	100	100	100	10	57
H10	Hayden Lane	Hucknall	Gedling Rural North	Large	120	Greenfield land	Consultation response 2016 Hearing session / confirmation response – <u>email from developer/ landowner (March 2017)</u>	SHLAA site 6/460. The site is proposed for allocation in the Local Planning Document (site H10). Information from the SHLAA 2016 consultation provides the delivery rates for the site. Revised information on projected completions based on the information given at the hearing session.	0	40 0	20	30 35	30 35	30	0	0	0	0	0	0
Total									36	2	80	145	195	187	100	100	100	100	10	57

Bestwood Village

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- 66 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ and an estimate for ~~March 2017~~ are is included in the tables below.

Site allocations – Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H11	The Sycamores	Bestwood Village	Bestwood St Albans	Large	25	Greenfield land	Council assumptions Confirmation response = email from developer/ landowner (March 2017)	SHLAA site 6/484. The site is proposed for allocation in the Local Planning Document (site H11). Site has planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Revised information indicates that the housing site and the adjacent site (The Sycamores (6/814) which currently has planning permission) are subject to negotiations on a joint venture to bring both developments forward. It is anticipated that development on site will commence from summer 2017.	0	8	8	9	0	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood Village	Bestwood St Albans	Large	210	Greenfield land	Consultation response 2016 Hearing session / confirmation response = email from developer/ landowner (March 2017)	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is proposed for allocation in the Local Planning Document (site H12). Planning application for 101 homes (2014/0238) on part of the site was granted in February 2015 subject to the signing of the s106. Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information on projected completions based on the information given at the hearing session.	0	0	20 25	50	84 50	50	9 35	0	0	0	0	0
H13	Bestwood Business Park	Bestwood Village	Bestwood St Albans	Large	220	Brownfield land	Consultation response 2016 Confirmation response = email from developer/ landowner (March 2017)	SHLAA site 6/20. The site is proposed for allocation in the Local Planning Document (site H13). Site has planning permission for residential development (2014/0214). Information from SHLAA 2016 consultation provides the delivery rates for the site. Information received in 2017 indicates that for the foreseeable future the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five years period but would be completed by 2028.	0	35 0	37 0	37 0	37 0	37 0	37 35	0 37	0 37	0 37	0 37	0 37
Total									0	8	33	59	50	50	70	37	37	37	37	37

Sites with planning permission

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/73	Bestwood Hotel	Bestwood Village	Bestwood St Albans	Large	12	Brownfield land	Council assumptions	The conversion of the hotel into 6 flats has been completed in June 2016 (2012/1275). The remainder of the site has planning permission for a new block of 6 flats which is currently under construction (2015/0803).	6	6	0	0	0	0	0	0	0	0	0	0
6/683	Bottom House Farm	Bestwood Village	Bestwood St Albans	Small	2	Greenfield land	Council assumptions	This site has planning permission for residential development (2016/0640) granted in July 2016.	0	0	0	0	2	0	0	0	0	0	0	0
6/877	Land at Park Road/Broad Valley Drive (1)	Bestwood Village	Bestwood St Albans	Small	3	Greenfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	This site has planning permission for residential development (2016/0254) which was granted in April 2016.	0	0	0	0	3	0	0	0	0	0	0	0
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood Village	Bestwood St Albans	Small	2	Greenfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	This site has planning permission for residential development (2016/0253) which was granted in April 2016.	0	0	0	0	2	0	0	0	0	0	0	0
n/a	Park Hall Centre	Bestwood Village	Bestwood St Albans	Small	8	Brownfield land	n/a	Site completed in April 2016.	8	0	0	0	0	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood Village	Bestwood St Albans	Small	4 3	Predomina ntly greenfield land (>50%)	Response Email from developer/ landowner (March 2017) / Council assumptions	This site has p lanning permission for residential development (2016/0609) granted in July 2016 for a replacement dwelling with 4 dwellings and development on site has not started so the net gain is 3. Revised i nformation received in 2017 indicates that the housing site and the adjacent housing allocation site H13 (The Sycamores) which currently has planning permission are subject to negotiations on a joint venture to bring both developments forward.	0	0	0	0	4 3	0	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

[None.](#)

Total dwellings with planning permission	14	6	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

[None.](#)

Calverton

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- 159 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ and an estimate for ~~March 2017~~ are is included in the tables below.

Site allocations – Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaini ng)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H14	Dark Lane	Calverton	Calverton	Large	72	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	SHLAA site 6/130. The site is proposed for allocation in the Local Planning Document (site H14). Information from SHLAA 2016 consultation states access road currently under construction and development on site to start in 2018/19 and to be continued over 4-5 years. No change to the delivery rates since the SHLAA 2016 consultation.	0	0	18	18	18	18	0	0	0	0	0	0
H15	Main Street	Calverton	Calverton	Large	75	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	SHLAA site 6/544. The site is proposed for allocation in the Local Planning Document (site H15). Information from SHLAA 2016 consultation provides the delivery rates for the site. No change to the delivery rates since the SHLAA 2016 consultation.	0	0	25	25	25	0	0	0	0	0	0	0
H16	Park Road	Calverton	Calverton	Large	390	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	The site (which consists of SHLAA sites 6/47 (part), and 6/662 and 6/665) is proposed for allocation for 390 homes in the Local Planning Document (site H16). Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information received in 2017 confirms the anticipated delivery timescales for the site.	0	40 20	50 60	50 60	50 60	50 60	50 60	50 60	50 10	40 0	0	0
Total									0	20	103	103	103	78	60	60	10	0	0	0

Sites with planning permission

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions																	
									Five Year Period						2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/945	Bonner Lane (75)	Calverton	Calverton	Small	1	Brownfield land	Council assumptions	Site is currently under construction (2015/0353). At 28 February <u>As at 31 March</u> 2017, the plot has not been completed so assume it will be fully built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0	0					
6/946	Broadfields (38)	Calverton	Calverton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0645).	0	0	0	1	0	0	0	0	0	0	0	0	0					

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/890	Crookdole Lane (71-73)	Calverton	Calverton	Small	1	Greenfield land	Consultation response via SHLAA 2016	This site has planning permission for residential development (2012/0716). Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. <u>At 28 February As at 31 March</u> 2017, the plot has not been built so assume it will be built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0
6/891	Hollinwood Lane (5)	Calverton	Calverton	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0443) and is currently under construction.	0	0	0 1	4 0	0	0	0	0	0	0	0	0
6/489	Little Tithe Farm	Calverton	Calverton	Small	3	Brownfield land	Consultation response via SHLAA 2016	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). Site also has prior approval for change of use of agricultural building to 2 dwellings. Information from the SHLAA 2016 consultation indicates that the change of use scheme will provide 2 homes during 2018/19 and 1 replacement dwelling in 2019/20. <u>The loss of the dwelling has already been taken into account in the past completions figure.</u>	0	0	2	1	0	0	0	0	0	0	0	0
6/452	Longue Drive	Calverton	Calverton	Large	4	Greenfield land	<u>Consultation response via SHLAA 2016 response</u> but no delivery information. Council assumptions used	Site is currently under construction (2006/0887, 2006/0721 and 2007/0409). 167 dwellings completed (as at 31 March 2016) and 4 dwellings remaining. As at 30 October 2016 <u>28 February 31 March</u> 2017, 1 plot is built and the remaining 3 plots have started but not yet signed off as 'complete' by Building Control. Assume the remaining 3 plots will be built in 2017/18.	1	3	0	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	Calverton	Large	26	Greenfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2008/0700). Information from SHLAA 2016 consultation states that 85% of the site is completed and the applicant intends to build the remaining 4 plots in 2017/18. As at 30 November 2016 <u>28 February 31 March</u> 2017, 7 plots are have been built and the remaining 19 plots have started but not yet <u>been</u> signed off as 'complete' by Building Control. Assume the remainder of the site will be completed by 2017/18.	16 7	19 19	0	0	0	0	0	0	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	Calverton	Large	3	Greenfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2008/0268). 7 dwellings completed (as at 31 March 2016) and 3 dwellings remaining. As at 30 October 2016 <u>28 February 31 March</u> 2017, plot 62 is complete and construction work on plots 63 and 71 <u>63 and 71</u> have started but not yet signed off as 'complete' by Building Control. Assume plots 63 and 71 <u>63 and 71</u> will be built in 2017/18. Information from the SHLAA 2016 consultation states that the applicant intends to develop plot 70 within 2021-2026 (<u>Years 6-10</u>).	0 1	2 1	0	0	0	1	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	Calverton	Small	2	Greenfield land	Council assumptions	Site is currently under construction (2011/1268). <u>At 28 February As at 31 March</u> 2017, the plots have not been completed so assume they will be fully built in 2017/18.	2 0	0 2	0	0	0	0	0	0	0	0	0	0
6/788	Manor Road (27, Land Rear Of)	Calverton	Calverton	Small	1	Greenfield land	n/a	Site completed in September 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/154	Mansfield Lane (110-112)	Calverton	Calverton	Small	6	Brownfield land	Council assumptions	Site is currently under construction (2004/1471). <u>At 28 February As at 31 March</u> 2017, the plots have not been completed so assume they will be fully built in 2017/18.	6 0	0 6	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/390	Renals Way	Calverton	Calverton	Large	5	Greenfield land	Consultation response via SHLAA 2016	Site is currently under construction. Information from SHLAA 2016 consultation states that the applicant intends to build the remaining 5 plots within 2021-2026 (Years 6-10).	0	0	0	0	0	5	0	0	0	0	0	0
6/947	Spring Farm Kennels (A)	Calverton	Calverton	Small	1	Greenfield land	Council assumptions Response 2017 Email from landowner (March 2017)	This site has planning permission for residential development (2015/0431). Information received in 2017 indicates that the site will be delivered in the next 3 years in conjunction with adjacent site with planning permission (6/948) and sites below the threshold (6/733 and 6/801).	0	0	0	1	0	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (B)	Calverton	Calverton	Small	1	Greenfield land	Council assumptions Response 2017 Email from landowner (March 2017)	This site has planning permission for residential development (2015/1333) and is currently under construction. Information received in 2017 indicates that the site will be delivered in the next 3 years in conjunction with adjacent site with planning permission (6/947) and sites below the threshold (6/733 and 6/801).	0	0	0 1	4 0	0	0	0	0	0	0	0	0
6/686	The Cherry Tree	Calverton	Calverton	Large	14	Brownfield land	Council assumptions	Site is currently under construction (2012/1009). Site has stalled and been sold to another developer. Assume homes will be built from 2017/18 onwards.	7 0	7	0 7	0	0	0	0	0	0	0	0	0
Total									10	40	11	3	0	6	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
New site 2017	Crookdole Lane (21)	Calverton	Calverton	Small	2	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1358) granted in April 2016.	0	0	0	0	2	0	0	0	0	0	0	0
New site 2017	Georges Lane (10)	Calverton	Calverton	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0108) granted in April 2016 and is currently under construction.	0	0	1	0	0	0	0	0	0	0	0	0
Total									0	0	1	0	2	0	0	0	0	0	0	0

Total [dwellings with planning permission](#)

10 40 12 3 2 6 0 0 0 0 0 0

[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

[None.](#)

Sites below threshold

[\(a\) sites without planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/733	Spring Farm Kennels	Calverton	Calverton	Small 0.3 ha	2	Brownfield land	Council assumptions Response 2017 Email from landowner (March 2017)	Planning permission (2012/0187) lapsed in April 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10. Information received in 2017 indicates that the site will be delivered in the next 3 years in conjunction with adjacent sites with planning permission (6/947 and 6/948) and site below the threshold (6/801). Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Green BeltCoal Mining Development – Low Risk AreaTree Preservation Orders S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0 2	0	2 0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 3)	Calverton	Calverton	Small 0.15 ha	1	Greenfield land	Response 2017 Email from landowner (March 2017)	Planning permission (2013/0797) lapsed in September 2016. Updated information indicates that the site will be delivered in the next 3 years in conjunction with adjacent sites with planning permission (6/947 and 6/948) and site below the threshold (6/733). Site ownership: Private landowner. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Green BeltCoal Mining Development – Low Risk AreaTree Preservation Orders S106 requirements: Site below thresholds for s106 requirements.	0	0	0	1	0	0	0	0	0	0	0	0	
Total									0	0	0	3	0	0	0	0	0	0	0	0	

[\(b\) sites without planning permission added to the SHLAA since 1 April 2016 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion—Updated 2017 Status of site	Projected Completions											
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22						
New site 2017	Collyer Road	Calverton	Calverton	Small 0.02 ha	1	Greenfield land	Response 2017 Email from developer/ landowner (March 2017)	A site has been promoted in 2017. The site is on a corner and can accommodate 1 property. It is expected that the site will be delivered within the next 5 years. Site ownership: Gedling Borough Council. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	1	0	0	0	0	0	0	0
New site 2017	Seely Avenue	Calverton	Calverton	Small 0.03 ha	1	Greenfield land	Response 2017 Email from developer/ landowner (March 2017)	A site has been promoted in 2017. The site is on a corner and can accommodate 1 property. It is expected that the site will be delivered within the next 5 years. Site ownership: Gedling Borough Council. Viability: Moderate market strength and CIL zone 2. Constraints: <ul style="list-style-type: none">Coal Mining Development – Low Risk Area S106 requirements: Site below thresholds for s106 requirements.	0	0	0	0	1	0	0	0	0	0	0	0
Total									0	0	0	0	2	0	0	0	0	0	0	0
Total dwellings without planning permission									0	0	0	3	2	0	0	0	0	0	0	0

[\(c\) sites without planning permission removed from the housing supply](#)

[None.](#)

Ravenshead

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- 93 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ and an estimate for March 2017 are is included in the tables below.

Site allocations – Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H17	Longdale Lane A	Ravenshead	Gedling Rural North	Large	30	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). Information from SHLAA 2016 consultation provides the delivery of site. For information, the remainder of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). The site has been put back a year to accord with the adjacent sites.	0	400	10	10	010	0	0	0	0	0	0	0
H18	Longdale Lane B	Ravenshead	Gedling Rural North	Large	30	Greenfield land	Consultation response 2016 Hearing session / confirmation response 2017 – email (March 2017)	Part of SHLAA site 6/39 is proposed for allocation in the Local Planning Document (site H18). A planning application (2014/0273) is currently being determined. Information from SHLAA 2016 consultation provides the delivery of site H18. For information, SHLAA site 6/39 includes SHLAA site 6/41. Revised information indicates first delivery of new homes will commence in 2018/19.	0	50	205	520	05	0	0	0	0	0	0	0
H19	Longdale Lane C	Ravenshead	Gedling Rural North	Large	70	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	Part of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H19). Site has planning permission for 70 homes (2013/0836). Information from SHLAA 2016 consultation provides the delivery of site. For information, the remainder of SHLAA site 6/41 is proposed for allocation in the Local Planning Document (site H17). No change to the delivery rates since the SHLAA 2016 consultation.	0	0	70	0	0	0	0	0	0	0	0	0
Total									0	0	85	30	15	0	0	0	0	0	0	0

Sites with planning permission

(a) sites with planning permission included in the SHLAA 2016 (and included in the Housing Background Paper Addendum)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions																	
									Five Year Period						2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/759	Beech Avenue (3)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	n/a	Site complete. This has been confirmed by Local Tax (November 2016).	1	0	0	0	0	0	0	0	0	0	0	0	0					
6/812	Byron Crescent (1)	Ravenshead	Gedling Rural North	Small	1	Greenfield land	n/a	Site completed in November 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0					

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions													
									Five Year Period													
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
6/910	Culag (Newstead Abbey Park)	Ravenshead	Gedling Rural North	Small	40	Brownfield land	Consultation response 2016/ Council assumptions n/a	This site has planning permission for residential development (2014/0545) for a replacement dwelling and development on site has not started so the net gain is zero. Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17.At 28 February 2017, the plot has not been built so assume it will be built in 2017/18.	40	040	0	0	0	0	0	0	0	0	0	0	0	0
6/758	Gorse Hill (7)	Ravenshead	Gedling Rural North	Small	2	50/50 brownfield and greenfield land	Consultation response 2016 n/a	This site has planning permission for residential development (2014/0319). Information from SHLAA 2016 consultation states that the applicant intends to develop the plots in 2016/17. Site completed in January 2017.	2	0	0	0	0	0	0	0	0	0	0	0	0	0
6/640	Grays Drive (Greendales)	Ravenshead	Gedling Rural North	Small	42	Greenfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	Plot 2 (2013/0554) was completed in May 2016. Plot 1 is currently under construction (2011/0051) and at 28 February, as at 31 March 2017 it has not been completed so assume it will be fully built in 2017/18.	1	01	0	0	0	0	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Ravenshead	Gedling Rural North	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2014/0951).	0	0	1	0	0	0	0	0	0	0	0	0	0	0
6/968	Longdale Lane (225)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1142). At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	40	01	0	0	0	0	0	0	0	0	0	0	0	0
6/983	Main Road (29)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	n/a	Site completed in July 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/283	Main Road (92-98)	Ravenshead	Gedling Rural North	Small	1	Predominantly greenfield land (>50%)	n/a	Site completed in May 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/204	Mandalay	Ravenshead	Gedling Rural North	Small	1	Greenfield land	n/a	Site completed in September 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/969	Milton Crescent (11)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/0960) (2016/1238) granted in January 2017.	0	0	40	01	0	0	0	0	0	0	0	0	0	0
6/970	Milton Drive (43)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	n/a	Site completed in June 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2012/1187). Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	40	01	0	0	0	0	0	0	0	0	0	0	0	0
6/911	Regina Crescent (8)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	2016 response but no delivery information. Council assumptions used n/a	Site is currently under construction (2014/0513). Site completed in December 2016.	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/808	Regina Crescent (9)	Ravenshead	Gedling Rural North	Small	2	50/50 brownfield and greenfield land	Council assumptions n/a	Construction has started on site in May 2016 (2013/0886). Site completed in January 2017.	0 2	2 0	0	0	0	0	0	0	0	0	0	0
6/639	Sheepwalk Lane (20)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2010/0968). It is noted that Discharge of Conditions was accepted in October 2012 (2012/0135DOC).	0	1	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2015/4424) (2016/0956) granted in October 2016.	0	0	0	1	0	0	0	0	0	0	0	0
6/310	Sheepwalk Lane (94)	Ravenshead	Gedling Rural North	Small	4	Predomina ntly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/1159). At 28 February As at 31 March 2017, the plots have not been completed so assume they will be fully built in 2017/18.	4 0	0 4	0	0	0	0	0	0	0	0	0	0
6/972	Sheepwalk Lane (97)	Ravenshead	Gedling Rural North	Small	2	50/50 brownfield and greenfield land	Consultation response via SHLAA 2016 / Council assumptions	Site is currently under construction (2015/1257). Information from the SHLAA 2016 consultation states that the applicant intends to build 1 plot in 2016/17 and 1 plot in 2017/18. At 28 February As at 31 March 2017, the plots have not been completed so assume they will be fully built in 2017/18.	4 0	4 2	0	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	Site is currently under construction (2014/0040). At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0
6/636	The Hollies (Sheepwalk Lane, 37)	Ravenshead	Gedling Rural North	Large	12	Predomina ntly greenfield land (>50%)	n/a	Site completed in September 2016.	12	0	0	0	0	0	0	0	0	0	0	0
6/973	Vernon Crescent (34)	Ravenshead	Gedling Rural North	Small	4 0	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2015/0697) for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	4 0	0	0	0	0	0	0	0	0	0
6/634	Woodlands Farm	Ravenshead	Gedling Rural North	Small	4 0	Brownfield land	2016 response but no delivery information. Council assumptions used n/a	This site is part of planning permission for residential development (2013/0346) – a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. This is a replacement dwelling and development on site has not started so the net gain is zero. Information from SHLAA 2016 consultation reveals this site has been sold.	0	0	4 0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/633	Woodlands Farm (outbuilding)	Ravenshead	Gedling Rural North	Small	1	Greenfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	This site is part of planning permission for residential development (2013/0346) – a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from SHLAA 2016 consultation reveals this site has been sold.	0	0	1	0	0	0	0	0	0	0	0	0
n/a								3 dwellings were demolished in Ravenshead between 1 April 2016 and 28 February 31 March 2017. This figure has been included here for completeness for the purposes of the housing trajectory in Appendix D.	-3	0	0	0	0	0	0	0	0	0	0	0
Total									21	11	2	2	0	0	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
New site 2017	Longdale Craft Centre	Ravenshead	Gedling Rural North	Small	3	Brownfield land	Council assumptions	Planning permission for residential development (2016/0264) granted in June 2016.	0	0	0	3	0	0	0	0	0	0	0	0	0
New site 2017	Longdale Lane (22)	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0305) granted in May 2016 and is currently under construction.	0	0	1	0	0	0	0	0	0	0	0	0	0
New site 2017	Sheepwalk Lane (18)	Ravenshead	Gedling Rural North	Small	4 <u>0</u>	Brownfield land	Council assumptions n/a	Planning permission for residential development (2016/1325) granted in February 2017 for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	4 <u>0</u>	0	0	0	0	0	0	0	0	0
New site 2017	Sheepwalk Lane (88)	Ravenshead	Gedling Rural North	Small	3 <u>2</u>	Predomina ntly greenfield land (>50%)	Council assumptions	Planning permission for residential development (2016/0060) granted in August 2016 for a replacement dwelling with 3 dwellings and development on site has not started so the net gain is 2.	0	0	0	3 <u>2</u>	0	0	0	0	0	0	0	0	0
Total									0	0	1	5	0	0	0	0	0	0	0	0	
Total dwellings with planning permission									21	11	3	7	0	0	0	0	0	0	0	0	

[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions																	
									Five Year Period						2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/793	Chapel Lane (70)	Ravenshead	Gedling Rural North	Small	4	Predomina ntly greenfield land (>50%)	Council assumptions Telephone call from landowner (May 2017)	This site has planning permission for residential development (2011/0841). Landowner not intending to develop the site.	0	4	0	0	0	0	0	0	0	0	0	0	0					
6/800	Longdale Lane (12)	Ravenshead	Gedling Rural South	Small	2	50/50 brownfield and greenfield land	Council assumptions Telephone call (May 2017)	This site has planning permission for residential development (2013/0607). Site has been sold. Assumed that the site will not be developed.	0	0	2	0	0	0	0	0	0	0	0	0	0					
6/809	Tabramcore	Ravenshead	Gedling Rural North	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2013/1045). No response. It is noted that this is a replacement dwelling so the net gain is zero.	0	1	0	0	0	0	0	0	0	0	0	0	0					

Sites below threshold

[\(a\) sites without planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

[None.](#)

[\(b\) sites without planning permission added to the SHLAA since 1 April 2016 \(and included in the Revised Housing Background Paper Addendum\)](#)

[None.](#)

[\(c\) sites without planning permission removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/527	Gorse Hill (4)	Ravenshead	Gedling Rural North	Small	2	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2011/0884) lapsed in October 2014. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	2	0	0	0	0	0	0	0
6/522	Milton Court (8)	Ravenshead	Gedling Rural North	Small	4	Brownfield land	Council assumptions	Planning permission (2008/0283) lapsed in May 2011. Assume site to be deliverable in Year 5 and beyond. Contact details for current owner unknown.	0	0	0	0	4	0	0	0	0	0	0	0
6/620	The Sherwood Ranger	Ravenshead	Gedling Rural North	Small	2	Brownfield land	Council assumptions	Planning permission (2010/0504) lapsed in August 2013. Assume site to be deliverable in Year 5 and beyond. No response received through SHLAA 2016 or in response to more recent contact.	0	0	0	0	2	0	0	0	0	0	0	0

Other Villages

Net completions 1 April 2011 to ~~28 February~~ 31 March 2017:-

- Burton Joyce = ~~44~~ 12 homes
- Lambley = 16 homes
- Linby = 2 homes
- Newstead = 1 home
- Papplewick = 2 homes
- Stoke Bardolph = zero
- Woodborough = 11 homes

Information on the completions (and any losses) during 1 April 2016 to 31 March 2017 ~~28 February 2017~~ and an estimate for March 2017 ~~are is~~ included in the tables below.

Site allocations – Local Planning Document

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H20	Mill fField Close	Burton Joyce	Gedling Rural South	Large	23	Greenfield land	2016 response but no delivery information. Council assumptions used Confirmation response = email from developer/ landowner (March 2017)	SHLAA site 6/469. The site is proposed for allocation for 20 homes in the Local Planning Document (site H20). Planning application permission for 23 homes (2015/0424) has been granted on 14 March 2017 and includes s106 submitted. Planning application was granted in November 2016 subject to the signing of the s106. Information from SHLAA 2016 consultation states that once the s106 has been signed the next step is to sell the site allowing the purchaser to resolve the detail of the numbers of dwellings to be developed.	0	10 0	13 10	9 13	0	0	0	0	0	0	0	0
H21	Orchard Close	Burton Joyce	Gedling Rural South	Large	15	Greenfield land	Consultation response 2016 Confirmation response = email from developer/ landowner (March 2017)	SHLAA site 6/537. The site has been proposed for housing allocation in the Local Planning Document (site H21). Information from SHLAA 2016 consultation provides the delivery rates for the site. No change to the delivery rates since the SHLAA 2016 consultation.	0	0	15	0	0	0	0	0	0	0	0	0
H22	Newstead Sports Ground Station Road	Newstead	Newstead	Large	40	Greenfield land	Council assumptions	SHLAA site 6/132. The site is proposed for allocation (40 homes) in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after Year 15 unless new information is provided.	0	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
H23	Ash Grove	Woodborough	Gedling Rural South	Large	12	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	SHLAA site 6/196. The site is proposed for allocation in the Local Planning Document (site H23). This site has planning permission for residential development (2007/0831) and development has begun. Information from SHLAA 2016 consultation provides the delivery rates for the site. Permission for one plot (2016/0888) granted 1 November 2016 and is currently under construction. Revised information indicates no completions for 2016/17 and will push one extra dwelling into 2022/23 or 2023/24.	4 0	2	2	2	2	2	4 2	0	0	0	0	0
H24	Broad Close	Woodborough	Gedling Rural South	Large	15	Greenfield land	Consultation response 2016 Confirmation response – email from developer/ landowner (March 2017)	The site (which consists of SHLAA sites 6/776 and 6/840) is proposed for allocation in the Local Planning Document (site H24). Information from SHLAA 2016 consultation provides the delivery rates for the site. Revised information indicates that they are hopeful that the 5 units would be delivered in 2017/18 but remained concerned that any delay in the adoption of the Local Plannnigd Document would push the delivery rate to 10 in 2018/19 and 5 in 2019/20.	0	5 0	5 10	5	0	0	0	0	0	0	0	0
Total									0	2	37	20	2	2	2	0	0	0	0	0

Sites with planning permission

Burton Joyce

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									2016-17	Five Year Period					2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
										2017-18	2018-19	2019-20	2020-21	2021-22						
6/940	Bridle Road (106, Land Rear Of)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/1407).	0	0	0	1	0	0	0	0	0	0	0	0
6/728	Bridle Road (108)	Burton Joyce	Gedling Rural South	Small	1 0	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2014/0632) for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	1 0	0	0	0	0	0	0	0	0	0
6/888	Bridle Road (Barn to the Rear Of)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development Construction has started on site in December 2016 (2014/0643).	0	0 1	4 0	0	0	0	0	0	0	0	0	
6/583	Foxhill Road (56, Land At)	Burton Joyce	Gedling Rural South	Small	4	Greenfield land	n/a	Site complete. This has been confirmed by Local Tax (November 2016).	4	0	0	0	0	0	0	0	0	0	0	
6/539	Glebe Farm (Land At)	Burton Joyce	Gedling Rural South	Large	14	Greenfield land	Council assumptions	Planning application for 14 homes (2016/0306) was granted in February 2017 subject to the signing of the s106. This application falls forms part of the SHLAA site.	0	0	0	0	7	7	0	0	0	0	0	

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/142	Kapur (Land Adj To)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	Consultation response via SHLAA 2016 response but no delivery information. Council assumptions used	This site has planning permission for residential development (2015/0072).	0	0	0	1	0	0	0	0	0	0	0	0
6/729	Lambley Lane (15)	Burton Joyce	Gedling Rural South	Small	3	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2012/0351). At 28 February 2017, the plots have not been completed. Local Tax confirms plot 1 is built and will be recorded in (March 2017). Assume the remaining plots will be fully built in 2017/18.	3 1	0 2	0	0	0	0	0	0	0	0	0	0
6/941	Lambley Lane (27) plot 1	Burton Joyce	Gedling Rural South	Small	4 0	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2015/1247) for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	4 0	0	0	0	0	0	0	0	0
6/942	Lambley Lane (29) plots 2-4	Burton Joyce	Gedling Rural South	Small	3	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0851).	0	0	0	3	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	Consultation response via SHLAA 2016	This site has planning permission for residential development (2015/1100). Information from the SHLAA 2016 consultation states that the applicant intends to develop plot in 2017/18.	0	1	0	0	0	0	0	0	0	0	0	0
6/103	Lambley Lane (120, Land Adj To)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	n/a	Site completed in October 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/263	Lambley Lane (124)	Burton Joyce	Gedling Rural South	Small	1	Brownfield land	Council assumptions	Information from SHLAA 2015 consultation states that the plot was built in September 2010. No completion records from the Building Control team have been provided.	4 0	0 1	0	0	0	0	0	0	0	0	0	0
6/944	United Reform Church	Burton Joyce	Gedling Rural South	Small	1	Brownfield land	n/a	Site completed in November 2016.	1	0	0	0	0	0	0	0	0	0	0	0
Total									7	5	0	5	7	7	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remaining)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
New site 2017	Main Street (60)	Burton Joyce	Gedling Rural South	Small	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/1236) granted in January 2017.	0	0	0	0	2	0	0	0	0	0	0	0
New site 2017	Wellington Road (4)	Burton Joyce	Gedling Rural South	Small	1	Greenfield land	Council assumptions	Planning permission for residential development (2016/0343) granted in June 2016.	0	0	0	0	1	0	0	0	0	0	0	0
Total									0	0	0	0	3	0	0	0	0	0	0	0

Total dwellings with planning permission

7 5 0 5 10 7 0 0 0 0 0 0

[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22						
6/807	Criffin Road (21)	Burton Joyce	Gedling Rural South	Small	4	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2013/0907). Landowner is intending to re-submit a planning application within the next 5 years. It is noted that this is a replacement dwelling so the net gain is zero.	0	4	0	0	0	0	0	0	0	0	0	0

Lambley

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions											
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22						
6/753	Catfoot Squash Club	Lambley	Gedling Rural South	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/0306).	0	0	1	0	0	0	0	0	0	0	0	0
6/584	Mapperley Plains (600)	Lambley	Gedling Rural South	Small	1	Brownfield land	Consultation response 2016 n/a	This site has planning permission for residential development (2012/0214). Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2016/17. Site completed in December 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/967	Reed Pond House	Lambley	Gedling Rural South	Small	4 <u>0</u>	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2015/1438) <u>for a replacement dwelling and development on site has not started so the net gain is zero.</u>	0	0	0	4 <u>0</u>	0	0	0	0	0	0	0	0
6/700	Spring Lane (156)	Lambley	Gedling Rural South	Small	4	Greenfield land	n/a	Site complete. This has been confirmed by Local Tax (December 2016).	4	0	0	0	0	0	0	0	0	0	0	0
6/907	Spring Lane (300)	Lambley	Gedling Rural South	Small	1	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/0605).	0	0	1	0	0	0	0	0	0	0	0	0
6/908	The Lambley (Land Adj To)	Lambley	Gedling Rural South	Small	1	Brownfield land	n/a	Site completed in November 2016.	1	0	0	0	0	0	0	0	0	0	0	0
n/a								1 dwelling was demolished in Lambley between 1 April 2016 and 28 February <u>31 March</u> 2017. This figure has been included here for completeness for the purposes of the housing trajectory in Appendix D.	-1	0	0	0	0	0	0	0	0	0	0	0
Total									5	0	2	0	0	0	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion— Updated 2017 Status of site	Projected Completions												
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22							
New site 2017	Lambley House	Lambley	Gedling Rural South	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0275) granted in May 2016.	0	0	0	0	1	0	0	0	0	0	0	0	0
New site 2017	Land North of the Lambley	Lambley	Gedling Rural South	Small	3	Greenfield land	Council assumptions	Planning permission for residential development (2016/0572) granted in May 2016.	0	0	0	0	3	0	0	0	0	0	0	0	0
New site 2017	Spring Lane (112)	Lambley	Gedling Rural South	Small	4 0	Brownfield land	Council assumptions n/a	Planning permission for residential development (2016/0071) granted in June 2016 for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	0	4 0	0	0	0	0	0	0	0	0
New site 2017	Spring Lane (114)	Lambley	Gedling Rural South	Small	4	Brownfield land	Council assumptions	Planning permission for residential development (2016/0899) granted in January 2017.	0	0	0	0	4	0	0	0	0	0	0	0	0
New site 2017	Spring Lane (294)	Lambley	Gedling Rural South	Small	4	Brownfield land	Council assumptions	This site has permitted development rights (Class O) for change of use of offices to residential (2016/0367PN) and is currently under construction.	0	0	4	0	0	0	0	0	0	0	0	0	0
New site 2017	Spring Lane (320)	Lambley	Gedling Rural South	Small	4 0	Brownfield land	Council assumptions n/a	Planning permission for residential development (2015/1439) granted in July 2016 for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	0	4 0	0	0	0	0	0	0	0	0
Total									0	0	4	0	8	0	0	0	0	0	0	0	0
Total dwellings with planning permission									5	0	6	0	8	0	0	0	0	0	0	0	0

[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

[None.](#)

[Linby](#)

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion — Updated 2017 Status of site	Projected Completions																	
									Five Year Period						2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
n/a								1 dwelling was demolished in Linby between 1 April 2016 and 28 February 31 March 2017. This figure has been included here for completeness for the purposes of the housing trajectory in Appendix D.	-1	0	0	0	0	0	0	0	0	0	0	0	0	0				
Total									0	0	0	0	0	0	0	0	0	0	0	0	0	0				

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion—Updated 2017 Status of site	Projected Completions													
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
New site 2017	Main Street (25)	Linby	Gedling Rural North	Small	2	Brownfield land	Council assumptions	Planning permission for residential development (2016/0736) granted in August 2016 and is currently under construction. It is noted that the scheme is for a replacement of an existing dwelling for 2 dwellings and the loss of the dwelling has already been taken into account in the past completions figure.	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Total									0	0	2	0	0	0	0	0	0	0	0	0	0	0
Total dwellings with planning permission									-1	0	2	0	0	0	0	0	0	0	0	0	0	0

[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion—Updated 2017 Status of site	Projected Completions											
									Five Year Period						2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22						
6/152	Barn Stable and Cart Sheds	Linby	Gedling Rural North	Small	4	Greenfield land	Council assumptions Telephone call from landowner (May 2017) / Council assumptions	This site has planning permission for residential development (2013/0542). Landowner is intending to re-submit a planning application within the next 5 years. Assumed that the site will not be developed unless new information is provided.	0	4	0	0	0	0	0	0	0	0	0	0

Newstead

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion—Updated 2017 Status of site	Projected Completions																	
									Five Year Period						2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/195 6/216	Fraser Street (38, Land Adj To)(Site of 36)	Newstead	Newstead	Small	4 8	Brownfield land	Council assumptions	This site has planning permission for residential development (2014/0839). The site boundary has been amended in 2017 to incorporate the new planning permission for residential development (2016/0917) granted in October 2016.	0	0	0	4 0	0	0 8	0	0	0	0	0	0	0					
Total									0	0	0	0	0	8	0	0	0	0	0	0	0					

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

[None.](#)

Total dwellings with planning permission									0	0	0	0	0	8	0	0	0	0	8	0	0	0	0	0	0
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[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

[None.](#)

Papplewick

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
n/a	Papplewick Pumping Station	Papplewick	Gedling Rural North	Small	-1	Brownfield land	n/a	Conversion of two houses to one house completed in September 2016. The figure of -1 has been included here for completeness for the purposes of the housing trajectory in Appendix D.	-1	0	0	0	0	0	0	0	0	0	0	0
Total									-1	0	0	0	0	0	0	0	0	0	0	0

[\(b\) sites with planning permission granted between 1 April 2016 and 31 March 2017 \(and included in the Revised Housing Background Paper Addendum\)](#)

[None.](#)

Total dwellings with planning permission	-1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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[\(c\) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/806	Mansfield Road (131)	Papplewick	Gedling Rural North	Small	4	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2013/0772). Site has been sold. Assumed that the site will not be developed. It is noted that this is a replacement dwelling so the net gain is zero.	0	4	0	0	0	0	0	0	0	0	0	0

Woodborough

[\(a\) sites with planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/914	Bank Hill House	Woodborough	Gedling Rural South	Small	4 0	Brownfield land	Consultation response 2016 n/a	This site has planning permission for residential development (2014/0415) for a replacement dwelling and development on site has not started so the net gain is zero. Information from the SHLAA 2016 consultation states that the applicant intends to develop the site in 2017/18.	0	4 0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/974	Lowdham Lane (21)	Woodborough	Gedling Rural South	Small	1	Greenfield land	Council assumptions	This site has planning permission for residential development (2015/0446) (2016/1099) granted in February 2017.	0	0	0	4 0	0 1	0	0	0	0	0	0	0
6/334	Main Street (142)	Woodborough	Gedling Rural South	Small	1	Predomina ntly greenfield land (>50%)	Council assumptions	Site is currently under construction (2005/1222). At 28 February As at 31 March 2017, the plot has not been completed so assume it will be fully built in 2017/18.	4 0	0 1	0	0	0	0	0	0	0	0	0	0
6/789	Main Street (147)	Woodborough	Gedling Rural South	Small	6 5	Predomina ntly greenfield land (>50%)	Council assumptions	This site has planning permission for residential development (2013/0252) for a replacement dwelling with 6 dwellings and development on site has not started so the net gain is 5.	0	0	0	6 5	0	0	0	0	0	0	0	0
6/915	Main Street (161, Land Rear Of)	Woodborough	Gedling Rural South	Small	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0983).	0	1	0	0	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Woodborough	Gedling Rural South	Small	4	Greenfield land	Council assumptions	Construction has started on site in April 2016 (2015/0090). At 28 February As at 31 March 2017, two plots completed and 2 plots remaining.	0 2	4 2	0	0	0	0	0	0	0	0	0	0
6/367	Roe Hill	Woodborough	Gedling Rural South	Large	1	Greenfield land	n/a	Site completed in November 2016.	1	0	0	0	0	0	0	0	0	0	0	0
6/978	Woodsend	Woodborough	Gedling Rural South	Small	4 0	Brownfield land	Council assumptions n/a	This site has planning permission for residential development (2015/0818) for a replacement dwelling and development on site has not started so the net gain is zero.	0	0	0	4 0	0	0	0	0	0	0	0	0
Total									3	4	0	5	1	0	0	0	0	0	0	0

(b) sites with planning permission granted between 1 April 2016 and 31 March 2017 (and included in the Revised Housing Background Paper Addendum)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
New site 2017	Lingwood Lane (Land Adj The Vicarage)	Woodborough	Gedling Rural South	Small	1	Brownfield land	Council assumptions	Planning permission for residential development (2016/0789) granted in September 2016.	0	0	0	0	1	0	0	0	0	0	0	0
Total									0	0	0	0	1	0	0	0	0	0	0	0
Total dwellings with planning permission									3	4	0	5	2	0	0	0	0	0	0	0

(c) sites with planning permission that have lapsed between 1 April 2016 and 31 March 2017 and removed from the housing supply

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions											
									Five Year Period											
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/790	Main Street (152-156)	Woodborough	Gedling Rural South	Small	3	Greenfield land	Council assumptions Telephone call from landowner (May 2017)	This site has planning permission for residential development (2013/0076). Site has been sold. Assumed that the site will not be developed.	0	3	0	0	0	0	0	0	0	0	0	0

Sites below threshold

Lambley

[\(a\) sites without planning permission included in the SHLAA 2016 \(and included in the Housing Background Paper Addendum\)](#)

[None.](#)

[\(b\) sites without planning permission added to the SHLAA since 1 April 2016 \(and included in the Revised Housing Background Paper Addendum\)](#)

Ref	Site Name	Locality	Sub Market Area	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source Source of delivery information	SHLAA 2016 conclusion – Updated 2017 Status of site	Projected Completions												
									Five Year Period												
									2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
New site 2017	Cromwell Crescent	Lambley	Gedling Rural South	Small 0.02 ha	1	Greenfield land	Response 2017 Email from developer/ landowner (March 2017)	<p>A site has been promoted in 2017. The site is on a corner and can accommodate 1 property. It is expected that the site will be delivered within the next 5 years.</p> <p>Site ownership: Gedling Borough Council. Viability: Moderate market strength and CIL zone 3. Constraints:</p> <ul style="list-style-type: none">Green Belt (although a change to the Green Belt is proposed through the Local Planning Document to take the site out of the Green Belt)Coal Mining Development – Low Risk Area <p>S106 requirements: Site below thresholds for s106 requirements.</p>	0	0	0	0	1	0	0	0	0	0	0	0	0
Total									0	0	0	0	1	0	0	0	0	0	0	0	0
Total dwellings without planning permission									0	0	0	0	1	0	0	0	0	0	0	0	0

[\(c\) sites without planning permission removed from the housing supply](#)

[None.](#)