

## Additional information on sites below threshold

The Inspector has requested that the Council provides detailed information on sites under the threshold including site ownership, developer interest, viability, site constraints, requirement for s106 and evidence that the site will be developed, and when, if planning permission has lapsed.

Extracts of the tables as shown in Appendix E of the Housing Background Paper Addendum (2016) are included in this document and additional information is provided in the final column. An additional column has also been added to include the site area. The Council does not have information on developer interest but ownership, where known, is included. Details on when planning permission lapsed are already included in the 'SHLAA 2016 conclusion' column.

The following site constraints are listed only where they apply to a specific site:-

- Green Belt
- Air Quality Management Area
- Coal Mining Development Risk Area
- Flood Zone
- Surface Water Flooding
- Heritage assets (i.e. Conservation Areas, Listed Buildings and Scheduled Monuments)
- Nature conservation (i.e. Site of Special Scientific Interest, Local Nature Reserves, Local Wildlife Sites, Ancient Woodland)
- Tree Preservation Orders
- Agricultural Land Classification
- Protected Open Space as identified on the Policies Map
- Local Green Space as identified on the Policies Map
- Minerals Working Area

The total number of dwellings anticipated to come forward on sites below the threshold is 257 which equates to 4% of the total requirement of 7,250 dwellings.

Please note that this document is set as A3.

### Urban Area

Sites below threshold

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions										Additional information		
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26		2026-27	2027-28
6/673	Arnold Daybrook and Bestwood Constitutional Club	Arnold	Arnold/ Bestwood	0.19 ha	Large	13	Brownfield land	Council assumptions	Planning permission (2011/0859) lapsed in January 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	5	8	0	0	0	0	0	<b>Site ownership:</b> Company. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> N/A as site is now built. <b>S106 requirements:</b> Education. No open space or affordable housing as site is below 0.4 ha and 15 dwellings thresholds respectively. <b>Evidence that site will be developed:</b> Council Tax confirmed site is now built (December 2016).

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information	
										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	0.07 ha	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.	0	0	0	0	1	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/89	Ashington Drive (Plot 15)	Arnold	Arnold/ Bestwood	0.04 ha	Small	1	Greenfield land	Consultation response 2016	Planning permission (89/0723) lapsed in May 1994. Information from SHLAA 2016 consultation states that the applicant intends to develop plot in Years 6-10 i.e. 2021-2026.	0	0	0	0	0	1	0	0	0	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Agricultural land grade 3</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Information from SHLAA 2016.
6/477	Daybrook Laundry	Arnold	Arnold/ Bestwood	0.93 ha  (1.72 ha whole site)	Large	46	Brownfield land	Council assumptions	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.	0	0	0	0	0	20	26	0	0	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Falls within the Air Quality Management Area</li><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Open space, affordable housing, education and health. <b>Evidence that site will be developed:</b> Pre-application discussions currently taking place.
6/674	Front Street (55)	Arnold	Arnold/ Bestwood	0.02 ha	Small	1	Brownfield land	Council assumptions	Planning permission (2011/0471) lapsed in July 2014. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	1	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Medium</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information	
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
6/582	High Street (24)	Arnold	Arnold/ Mapperley	0.02 ha	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.	0	0	0	0	1	0	0	0	0	0	0	0	<b>Site ownership:</b> Company. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Surface Water Flooding – Low/Medium</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/275	Mansfield Road (216)	Arnold	Arnold/ Bestwood	0.43 ha	Small	3	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2010/0755) lapsed in October 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	3	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Protected Open Space</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/626	Mapperley Plains (335)	Arnold	Arnold/ Mapperley	0.17 ha	Small	5	Predominantly 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.	0	0	0	0	5	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 3. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/723	Melbury Road (65)	Arnold	Arnold/ Mapperley	0.02 ha	Small	1	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.	0	0	0	0	1	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/479	Metallifacure Ltd	Arnold	Arnold/ Bestwood	1.33 ha	Large	72	Brownfield land	Council assumptions	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.	0	0	0	0	0	15	17	20	20	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Open space, affordable housing, education and health. <b>Evidence that site will be developed:</b> Planning application 2016/0854 is currently being determined. Anticipated going to Planning Committee on 22 March 2017.

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information		
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28	
6/187	Middlebeck Drive (11)	Arnold	Arnold/ Mapperley	0.13 ha	Small	1	Brownfield land	Council assumptions	Planning permission (2012/1458) lapsed in January 2016. Assume site to be deliverable in Year 5 and beyond.	0	0	0	0	1	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/555	Oxclose Lane (143-143A)	Arnold	Arnold/ Bestwood	0.03 ha	Small	4	Brownfield land	Council assumptions	Planning permission (2009/0459) lapsed in July 2012. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 6-10.	0	0	0	0	0	4	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/727	Plains Road (35)	Arnold	Arnold/ Mapperley	0.02 ha	Small	1	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.	0	0	0	0	1	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/162	Briarbank Avenue (Land North)	Carlton	Carlton	0.28 ha	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.	0	0	0	0	0	7	7	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>North part of the site is Protected Open Space</li></ul> <b>S106 requirements:</b> 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. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/515	Burton Road (272)	Carlton	Carlton	0.1 ha	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.	0	0	0	0	0	2	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information	
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
6/559	Carlton Hill (381)	Carlton	Carlton	0.02 ha	Small	1	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.	0	0	0	0	0	1	0	0	0	0	0	0	<b>Site ownership:</b> Company. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/165	Chaworth Road (9)	Carlton	Colwick/ Netherfield	0.05 ha	Small	2	Brownfield land	2016 response but no delivery information. Council assumptions used	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.	0	0	0	0	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Flood Zones 2 and 3</li><li>Surface Water Flooding – Medium</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Information from SHLAA 2016.
6/496	Crow Hill House	Carlton	Carlton	0.04 ha	Small	6	Predominantly greenfield land (>50%)	Council assumptions	Planning permission (2009/0960) lapsed in January 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	6	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/688	Deabill Street (57)	Carlton	Colwick/ Netherfield	0.01 ha	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.	0	0	0	0	0	0	2	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Flood Zones 2 and 3</li><li>Surface Water Flooding – Medium/High</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/689	Festus Street (2-14, Rear Of)	Carlton	Colwick/ Netherfield	0.03 ha	Small	2	Brownfield land	Council assumptions	Planning permission (2011/0873) lapsed in October 2014. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	0	2	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Flood Zone 2</li><li>Surface Water Flooding – Medium</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.



Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information		
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28	
6/501	Fraser Road (94, 94a and 94b)	Carlton	Carlton	0.14 ha	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.	0	0	0	0	0	6	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/517	Ivy Grove (19)	Carlton	Carlton	0.04 ha	Small	4	Predominantly 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.	0	0	0	0	0	4	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/666	Lambley Lane (46, Land Adj To)	Carlton	Carlton	0.27 ha	Large	10	Greenfield land	Consultation response 2016	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 indicates that 10 homes can be provided during 2019/20.	0	0	0	10	0	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Adjacent to Surface Water Flooding – Low</li><li>Agricultural land grade 3</li></ul> <b>S106 requirements:</b> 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. <b>Evidence that site will be developed:</b> Information from SHLAA 2016.
6/7	Meadow Road Industrial Site	Carlton	Colwick/ Netherfield	1.17 ha	Large	35	Brownfield land	Council assumptions	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.	0	0	0	0	0	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowners. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Flood Zone 3</li><li>Surface Water Flooding – Medium</li></ul> <b>S106 requirements:</b> Open space, affordable housing, education and health. <b>Evidence that site will be developed:</b> Information from previous SHLAA 2015 indicates that the landowners are interested in potential development of the site.

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										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
6/200	Midland Road	Carlton	Carlton	0.02 ha	Small	6	Greenfield land	Council assumptions	Planning permission (2005/1013) lapsed in November 2008. In May 2016, a planning application (2016/0632) has been submitted for 6 apartments. A decision on this application will be included in the next SHLAA 2017 update. Assume the application be granted and the site deliverable forward within Years 6-10.	0	0	0	0	0	6	0	0	0	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Protected Open Space</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning application 2016/0632 is currently being determined.
6/737	Mile End Road (Electricity Sub Station)	Carlton	Colwick/ Netherfield	0.04 ha	Small	2	Brownfield land	Council assumptions	Planning permission (2007/0377) lapsed in November 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	0	2	0	0	0	0	0	<b>Site ownership:</b> Company. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Flood Zone 2</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/265	Newstead Avenue (39)	Carlton	Arnold/ Mapperley	0.06 ha	Small	2	50/50 brownfield and greenfield land	Consultation response 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).	0	0	0	0	0	1	0	0	0	0	0	1	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Information from SHLAA 2016.
6/510	Spring Lane (375)	Carlton	Arnold/ Mapperley	0.1 ha	Small	2	50/50 brownfield and greenfield land	Council assumptions	Planning permission (2008/0616) lapsed in August 2011. No information from SHLAA 2016 consultation. Assume site to be deliverable in Year 5 and beyond.	0	0	0	0	2	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 3. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/71	Standhill Avenue	Carlton	Carlton	0.18 ha	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.	0	0	0	0	0	4	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Site within the urban area.

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										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28
6/750	Victoria Road (23)	Carlton	Colwick/ Netherfield	0.01 ha	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.	0	0	0	0	0	0	2	0	0	0	0	0	<b>Site ownership:</b> Company. <b>Viability:</b> Weak market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Medium</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/229	Westdale Lane East (72-74)	Carlton	Carlton	0.09 ha	Large	15	Brownfield land	Council assumptions	Planning permission (2010/0200) lapsed in May 2013. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	8	7	0	0	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 1. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> No open space as site is below 0.4 ha threshold. Affordable housing required. County requirements may be required e.g. health and education. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years. Planning application (2017/0157) for 12 apartments submitted on 3 February 2017.
6/137	Wood Lane	Carlton	Carlton	0.73 ha	Large	20	Greenfield land	Previous consultation response 2015	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 developers will shortly be in place to deliver the site.	0	0	20	0	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Developer. <b>Viability:</b> Moderate market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li><li>Tree Preservation Orders</li><li>Adjacent to Protected Open Space</li></ul> <b>S106 requirements:</b> Open space, affordable housing, education and health. <b>Evidence that site will be developed:</b> Information from previous SHLAA 2015.



## Calverton

Sites below threshold

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions										Additional information		
										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	0.3 ha	Small	2	Brownfield land	Council assumptions	Planning permission (2012/0187) lapsed in April 2015. No information from SHLAA 2016 consultation. Assume site to be deliverable in Years 6-10.	0	0	0	0	0	2	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Moderate market strength and CIL zone 2. <b>Constraints:</b> <ul style="list-style-type: none"><li>Green Belt</li><li>Coal Mining Development – Low Risk Area</li><li>Tree Preservation Orders</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.

## Ravenshead

Sites below threshold

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information	
										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	0.09 ha	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.	0	0	0	0	2	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 3. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.
6/522	Milton Court (8)	Ravenshead	Gedling Rural North	0.01 ha	Small	1	Brownfield land	Council assumptions	Planning permission (2008/0283) lapsed in May 2011. Assume site to be deliverable in Year 5 and beyond.	0	0	0	0	1	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 3. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.

Ref	Site Name	Locality	Sub Market Area	Area (ha)	Large or small site	Units (remain ing)	Brownfield/ Greenfield	Delivery source	SHLAA 2016 conclusion	Projected Completions											Additional information		
										2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27		2027-28	
6/620	The Sherwood Ranger	Ravenshead	Gedling Rural North	0.13 ha	Small	2	Brownfield land	Council assumptions	Planning permission (2010/0504) lapsed in August 2013. Assume site to be deliverable in Year 5 and beyond.	0	0	0	0	2	0	0	0	0	0	0	0	0	<b>Site ownership:</b> Private landowner. <b>Viability:</b> Strong market strength and CIL zone 3. <b>Constraints:</b> <ul style="list-style-type: none"><li>Coal Mining Development – Low Risk Area</li><li>Surface Water Flooding – Low</li></ul> <b>S106 requirements:</b> Site below thresholds for s106 requirements. <b>Evidence that site will be developed:</b> Planning permission lapsed within five years.