



# **Strategic Housing Land Availability Assessment (SHLAA)**

**2024 update**

**ARNOLD**

**Published December 2024**

## Introduction

The Strategic Housing Land Availability Assessment (SHLAA) is an annual review of potential housing sites. Its purpose is to help us understand where and when housing could be built in the future. Sites are assessed against a range of criteria to establish their suitability, availability and achievability for housing development. The results of the assessment will be used to inform the Council's housing monitoring work such as the five year housing land supply and feed into other work that we do.

It is important to note that inclusion in the SHLAA process does not in itself allow for housing development to occur on site and that planning permission must still be granted where it hasn't already. Some of the sites in the assessment can only come forward if planning policy is changed. Decisions to change planning policy are taken through a review of the Local Plan and will be subject to widespread public consultation.

The Council updates the SHLAA using the approach set out in the Greater Nottingham Planning Partnership's Joint Methodology Report for Strategic Housing Land Availability Assessments (SHLAAs) which can be found at the following web page [www.gedling.gov.uk/shlaa](http://www.gedling.gov.uk/shlaa). This will be referred to as the "SHLAA methodology report" in this report.

The SHLAA 2024 update includes:-

- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
- Sites submitted by agents, developers and landowners prior to 31 March 2024.
- Sites granted planning permission prior to 31 March 2024.
- Sites identified by the Borough Council.
- Updated information relating to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2024 to 31 July 2024) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted.

Any new sites submitted by developers and new sites granted planning permission or approved subject to the signing of the s106 since 1 April 2024 are not included in this report but they will be included in next year's report.

The SHLAA methodology report explains that sites are assessed to understand possible constraints to development and the sites are then grouped into seven categories:-

- **Deliverable 5 years** – this category consists of sites that are suitable for development, available now and achievable now. These sites will be expected to be built in the next five years and the category includes small sites with outline permission, sites with detailed planning permission, sites that are currently under construction and medium/large sites with outline

planning permission with evidence that the site will be progressed within five years.

- **Developable 6-10 years** – this category consists of sites that are suitable (or could be suitable) for development and can be delivered in 6-10 years subject to the availability and achievability of the site. This includes sites allocated in the Local Plan that do not have planning permission, medium/large sites with outline planning permission where there is no evidence that housing completions will begin on site within five years, sites where there is a resolution to grant permission subject to s106 agreement and sites that had lapsed permission and new planning application submitted, unless information indicates that any of these sites are deliverable within the first five years.
- **Developable 11-15 years** – this category consists of sites that are suitable (or could be suitable) for development and can be delivered in 11-15 years subject to the availability and achievability of the site. This includes sites where a previous planning permission has now lapsed and no new planning application has been submitted.
- **Could be suitable** – this category consists of sites that could be suitable for housing but are currently affected by policies in the Local Plans and/or other Plans.
- **Not deliverable or developable** – this category consists of sites that are not suitable for development, not available or not achievable.
- **Site complete** – this category consists of sites which were previously in the SHLAA but are now fully built for housing.
- **Excluded from SHLAA** – this category consists of sites where information exists which indicates that landowners/developers no longer wish to promote their sites for residential development or where there has been no information received from landowners/developers to confirm that they want their sites to remain in the SHLAA, in accordance with each Council's General Data Protection Regulation (GDPR) policy.

Sites that were fully built out before 31 March 2024 and sites that have been excluded from the SHLAA are not included in this report and will not be shown on the SHLAA map.

Agents, developers and landowners are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the assumptions from the SHLAA methodology report are applied.

## Assessment of SHLAA sites

The following SHLAA sites have been assessed:-

### G16: Podders

#### Site information:

Street name	Nottingham Road	
Locality/area	Arnold	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(I) INDUSTRY - Vehicle dismantling depot	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

#### Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.57 ha
Developable area (ha)	0.57 ha
Density	12 dwellings per hectare

#### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

#### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently industry use so no loss of agricultural land

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: scrap yard
Highways and access	A residential development is achievable. However, the sustainability of this remote location from the main conurbation is questionable. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Not suitable = Isolated land in the Green Belt
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008. The site is on brownfield land within the Green Belt and is in an isolated location. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt. One of the exceptions to this includes limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. Consideration would need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	7

## G18: Rolleston Drive

### Site information:

Street name	Rolleston Drive	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES - Site cleared and vacant	
Site source	Other	
Year site added to SHLAA		2008
Brownfield or greenfield status		Brownfield
Site on Brownfield Land Register?		Yes

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	131 homes
Site area (ha)	3.64 ha
Developable area (ha)	3.64 ha
Density	36 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H1)
Planning status	Planning permission granted
Planning application ref	2020/1054
Planning application type	Full
Decision date	31 August 2021
Expiry date	31 August 2024
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054). Construction has been dormant since summer 2023, however new information received suggests construction is to resume and 80 units will be completed by early 2025.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	19
Units remaining as at 31 March 2024	112

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
59	53				



## G48: Lodge Farm Lane

### Site information:

Street name	Lodge Farm Lane	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	148 homes
Site area (ha)	7.31 ha
Developable area (ha)	7.31 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H5)
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2018/0347
Planning application type	Outline
Decision date	Approved subject to signing of s106
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has planning approval subject to signing of s106. Information received

	from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site has planning approval subject to signing of s106 so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site where there is a resolution to grant permission subject to s106 agreement
Availability	Available now = Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Achievable = Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	148

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	10	15	15	1555	55

## G49: Brookfields Garden Centre

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(K) RETAILING - Brookfields Garden Centre, two dwellings and employment units	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	90 homes
Site area (ha)	3.52 ha
Developable area (ha)	3.52 ha
Density	26 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H2)
Planning status	Planning permission lapsed
Planning application ref	2017/0155
Planning application type	Full
Decision date	26 March 2020
Expiry date	26 March 2023
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation informs that the land

	has been sold and the new owner does not wish to promote for residential.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Medium/large site with outline planning permission with evidence that housing completions will begin on site within five years
Assessment conclusion	The site is allocated for 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) lapsed in March 2023. . SHLAA 2024 consultation response informed that the landowner intends to extend the garden centre. Will remain on SHLAA until planning permission for extension is granted.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Delivery rates to be added when planning application is submitted or permission granted
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	90

## G50: Killisick Lane

### Site information:

Street name	Strathmore Road	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	45 homes
Site area (ha)	2.41 ha
Developable area (ha)	2.41 ha
Density	23 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	Planning permission granted subject to s106 on part of site
Planning application ref	2023/0830
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G871, G872, G873 and G1032. Full planning permission for 45 homes (2023/0830) approved at Planning Committee in June 2024 subject to s106.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	45

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	45				

## G51: Howbeck Road (Land East)

### Site information:

Street name	Howbeck Road	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	164 homes
Site area (ha)	7.69 ha
Developable area (ha)	7.69 ha
Density	21 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H7)
Planning status	Planning permission granted
Planning application ref	2019/0213
Planning application type	Full
Decision date	12 October 2020
Expiry date	12 October 2023
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	The site is allocated for 205 homes in the Local Planning Document (site H7) together with SHLAA site G671. The site is currently under construction for 164 homes (2019/0213). As at 31 March 2024, 140 homes have been built.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	140
Units remaining as at 31 March 2024	24

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
9					



## G69: Sunnyholme

### Site information:

Street name	Greendale Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(S) STORAGE AND WAREHOUSING - Haulage (ceased)	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 2022)
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.29 ha
Developable area (ha)	0.29 ha
Density	14 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0108
Planning application type	Full
Decision date	11 April 2022
Expiry date	11 April 2025
Type of development	New build
Construction status	Under Construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
------------------------	---

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Full planning permission for four new dwellings (2022/0108) granted in April 2022. Street view (May 2022) shows a start on site has been made. Site visit in Feb 2024 showed 1 plot completed but no evidence of construction for the 3 remaining dwellings.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	1
Units remaining as at 31 March 2024	3

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	2	1			

## G119: Marlborough Road (34, Land Adj To)

### Site information:

Street name	Marlborough Road	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone	Zone 2	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Scrubland	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 2022)
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	18 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0747
Planning application type	Outline
Decision date	13 August 2021
Expiry date	13 August 2024
Type of development	New build
Construction status	Under Construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
------------------------	---

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site has outline planning permission for two new dwellings (2021/0747). Reserved matters application received in Feb 2024 is pending (2024/0090).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	2				

## G147: Mansfield Road (231-233, Land Rear Of)

### Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	18 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2004/0561
Planning application type	Outline
Decision date	17 May 2004
Expiry date	17 May 2009
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Site is currently residential use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning app
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

### Assessment conclusion:

Suitability	Suitable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Available = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Achievable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for erection of two bungalows (2004/0561) lapsed in May 2009. Information from the SHLAA 2024 consultation states the information provided through the previous SHLAA consultations remain unchanged, which indicates the site could be developable. The landowners state that the site could yield at least three dwellings based on 30 dwellings per hectare. If the adjoining land (with access) became available it would be a further four or more dwellings.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

## G223: Maidens Dale (24, Land North)

### Site information:

Street name	Maidens Dale	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Open space	
Site source	Planning application	
Year site added to SHLAA		2008 (resubmitted in 2019)
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2006/0458
Planning application type	Outline
Decision date	20 July 2006
Expiry date	20 July 2009
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently open space within the urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Our highway records show this as an adopted highway area and any proposed future development would need to be addressed by a developer/applicant. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Suitable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Available = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Achievable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	The site was added to the SHLAA in 2008 and resubmitted in 2019. The site is within the urban area.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1



## G238: Acton Road (66, Land Adj To)

### Site information:

Street name	Acton Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 2022)
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	100 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0344
Planning application type	Full
Decision date	17 August 2022
Expiry date	17 August 2025
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for two dwellings (2022/0344) granted in August 2022. Site visit in February 2024 shows only internal works remaining.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
2					

## G351: Calverton Road

### Site information:

Street name	Calverton Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	61 homes
Site area (ha)	2.89 ha
Developable area (ha)	2.89 ha
Density	21 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/1117
Planning application type	Full
Decision date	8 August 2022
Expiry date	8 August 2025
Type of development	New build
Construction status	59 plots built. Work not started for the remainder of the site

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Plots 49 and 62 have extant planning permission. Information received through the planning application process indicates that the landowners are intending to deliver their plots and there is no indication of any legal or ownership impediments to the development of the plots.
Overcoming constraints	Plots 49 and 62 have planning permission so the constraints have been addressed through the planning application process.

### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Remaining one plot on site - plot 49. Full planning permission for 1 detached dwelling on plot 49 (10 Glanton Way) (2020/1002) granted in August 2022 and conditions discharged in July 2024. Plot 62 (9 Shotton Drive) (2023/0660) completed 1 detached dwelling in June 2024.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	1
Units remaining as at 31 March 2024	60

### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	1				

## G462: Land off Lodge Farm Lane

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Redhill
Parish	
CIL zone	Zone 1
Existing use	(A) AGRICULTURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2008 (resubmitted in 2019)
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	707 homes
Site area (ha)	58.37 ha
Developable area (ha)	20.20 ha
Density	35 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park)
Ecology	Site is adjacent to a protected open space
Agricultural land	Agricultural land grade 2 (51.14 ha), grade 3 (7.24 ha), grade 3a (8.33 ha), grade 3b (3.87 ha) and not surveyed (0.08 ha) [Source: Provisional Agricultural Land Classification (for grade 2 and grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, grade 3b and not surveyed)]

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding from surface water (0.89 ha), medium risk of flooding from surface water (1.37 ha) and low risk of flooding from surface water (3.27 ha). Part of site falls within area susceptible to groundwater flooding
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: farm, former landfill, lbstock brick works, garage & depot
Highways and access	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008 and resubmitted in 2019. The site is in the Green Belt and adjacent to the urban area. The site is adjacent to a housing allocation site H5 ("Lodge Farm Lane") and is adjacent to land designated as safeguarded land (protected) ("Lodge Farm Lane, Arnold") in the Local Planning Document which means the site is protected from development as it is not suitable and/or available for development. Also the site is adjacent to lbstock Brickworks at Dorset Head designated for retention of

	<p>employment and employment uses in the Local Planning Document. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site falls within the setting of Cockpit Hill, Ramsdale Park Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Highways comments states the development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane and it is difficult to see where appropriate traffic mitigation can be introduced. Consideration would also need to be given to other policies in the Development Plan. The landowner has promoted the site together with adjacent SHLAA site G48 for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that they wish to remain on the SHLAA database.</p>
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	707

## G477: Daybrook Laundry

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Daybrook
Parish	
CIL zone	Zone 1
Existing use	(I) INDUSTRY
Site source	Planning application
Year site added to SHLAA	2009
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	Yes

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	51 homes
Site area (ha)	0.63 ha
Developable area (ha)	0.63 ha
Density	55 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (X1)
Planning status	Planning application pending s106
Planning application ref	2023/0701
Planning application type	
Decision date	
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable



Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received through the Local Plan process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2022 consultation to confirm this remains the case
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). Planning application for 51 retirement apartments (2023/0701) approved at Planning Committee in March 2024 subject to s106.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	51

### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	51				

## G612: Maitland Road (Garage)

### Site information:

Street name	Maitland Road
Locality/area	Arnold
Ward	Woodthorpe
Parish	
CIL zone	Zone 2
Existing use	(K) RETAILING - Commercial garage
Site source	Planning application
Year site added to SHLAA	2011
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	40 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2010/0240
Planning application type	Full
Decision date	24 May 2010
Expiry date	24 May 2013
Type of development	New build
Construction status	Construction dormant

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available = Site where construction activity has ceased
Achievability	Achievable = Site where construction activity has ceased
Assessment conclusion	Construction work on site started in 2011 (2010/0240). No information indicates that site is now fully built. Assume construction activity on site has ceased, unless new information is provided.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

## G626: Fairacre and Mapperley Plains (335)

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2011
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.32 ha
Developable area (ha)	0.32 ha
Density	34 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0727
Planning application type	Reserved matters
Decision date	9 September 2021
Expiry date	9 September 2024
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2022 consultation to confirm this remains the case.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Reserved matters for the replacement of two existing dwellings for 11 dwellings, net gain of nine dwellings (2021/0727) granted in September 2021.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	9

## G671: Extension of Howbeck Road

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2012
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	60 homes
Site area (ha)	2.03 ha
Developable area (ha)	2.03 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H7)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Site has planning application pending consideration so the constraints would be addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 205 homes in the Local Planning Document (site H7) together with SHLAA site G51. SHLAA site G51 is currently under construction for 164 homes (2019/0213). Planning application for 54 homes (2023/0926) received in December 2023 and pending.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	54

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	36	18			

## G778: Land to the west of the A60 Redhill

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Bestwood St Albans
Parish	Bestwood Village
CIL zone	Zone 1
Existing use	(A) AGRICULTURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2013
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	141 homes
Site area (ha)	6.9 ha
Developable area (ha)	6.9 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (X3)
Planning status	Planning permission granted subject to s106
Planning application ref	2021/0072
Planning application type	Full
Decision date	
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Planning application submitted and pending



	consideration. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site has planning application pending consideration so the constraints would be addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 141 homes was approved at planning committee in March 2024 subject to s106 (2021/0072). Information from the SHLAA 2023 consultation provides the delivery rates for the site.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	141

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	36	48	48	48	

## G820: Byron House

### Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES	
Site source	Planning application	
Year site added to SHLAA		2014 (new permission in 2022)
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	12 homes
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	240 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0319PN
Planning application type	Prior Approval
Decision date	13 May 2022
Expiry date	13 May 2025
Type of development	Change of use
Construction status	Completed

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	The site completed for change of use from first and second floor offices to 12 residential flats (2022/0319PN) in April 2024. Decision date is May 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	12

## G851: Kenneth Road

### Site information:

Street name	Kenneth Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Amenity space	
Site source	Other	
Year site added to SHLAA		2014
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	25 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Site is currently vacant land within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning app
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available = Site where construction activity has ceased
Achievability	Achievable = Site where construction activity has ceased
Assessment conclusion	Remaining three plots on site. The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database and intends to develop the site following the granting of planning permission on H5.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

## G864: Church Street (36)

### Site information:

Street name	Church Street	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(V) VACANT LAND PREVIOUSLY DEVELOPED - Cleared site of coal merchants	
Site source	Planning application	
Year site added to SHLAA		2023 (2014)
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	82 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0423
Planning application type	Full
Decision date	25 August 2023
Expiry date	25 August 2026
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission for (2023/0423) for proposed redevelopment of the site to provide an Independent Living Scheme comprising nine apartments and communal/office space following site clearance, granted in August 2023. Site was previously added to the SHLAA in 2014 via the SHLAA survey but was subsequently excluded in 2020 when the landowner no longer wished to promote for residential development.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	9

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	9				

## G871: Killisick Lane (site 1)

### Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 1	
Existing use	(G) ROUGH GRASSLAND AND BRACKEN	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	85 homes
Site area (ha)	2.27 ha
Developable area (ha)	2.27 ha
Density	37 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable



Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2021 to exclude the Hobbucks. Site is allocated for 230 dwellings in the Local Planning Document (site H8) together with SHLAA sites G50, G872, G873 and G1032.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	85

## G872: Killisick Lane (site 2)

### Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	20 homes
Site area (ha)	1.01 ha
Developable area (ha)	1.01 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G50, G871, G873 and G1032.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	20

## G873: Killisick Lane (site 3)

### Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	55 homes
Site area (ha)	2.73 ha
Developable area (ha)	2.73 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022

	consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2021 to exclude SHLAA site G1137. Site is allocated for 230 dwellings in the Local Planning Document (site H8) together with SHLAA sites G50, G872, G873 and G1032.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	55

## G882: Beech Avenue (35, Land Adj To)

### Site information:

Street name	Beech Avenue
Locality/area	Arnold
Ward	Porchester
Parish	
CIL zone	Zone 2
Existing use	(R) RESIDENTIAL - Garden land
Site source	Planning application
Year site added to SHLAA	2015
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	43 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2015/1037
Planning application type	Full
Decision date	26 October 2015
Expiry date	26 October 2018
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for three detached dwellings (2015/1037). Two dwellings have completed and one is remaining.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Site visit
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	2
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G932: Newcombe Drive (4)

### Site information:

Street name	Newcombe Drive	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2016 (new permisison in 2022)
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1331
Planning application type	Full
Decision date	28 February 2022
Expiry date	28 February 2025
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable



Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2021/1331) granted in February 2022. SHLAA 2023 response informed construction has started. SHLAA 2024 consultation informed construction is progressing.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G977: Extension to Stockings Farm

### Site information:

Street name	Lodge Farm Lane	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2016 (resubmitted in 2019)
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	81 homes
Site area (ha)	3.72 ha
Developable area (ha)	3.72 ha
Density	22 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is adjacent to more than one protected open space
Agricultural land	Agricultural land grade 2 (0.32 ha), grade 3 (3.40 ha), grade 3a (1.57 ha) grade 3b (2.07 ha) and not surveyed (0.08 ha) [Source: Provisional Agricultural Land Classification (for grade 2 and grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, grade 3b and not surveyed)]

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: former landfill
Highways and access	Development of this site alongside SHLAA site 6/48 would increase the level of development to 300. It is considered that access onto A60 Mansfield Road with a secondary access through the adjacent Stockings Farm site is acceptable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2006 and resubmitted in 2019. The site boundary was amended in 2019. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	81

## G1032: Killisick Lane (site 4)

### Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2017
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	15 homes
Site area (ha)	0.52 ha
Developable area (ha)	0.52 ha
Density	29 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2022

	consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

#### Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G50, G871, G872 and G873. See SHLAA site G50 for the delivery rates for the allocation site.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	See SHLAA site G50 for the delivery rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	15

## G1034: Derwent Crescent

### Site information:

Street name	Derwent Crescent	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garages	
Site source	Other	
Year site added to SHLAA		2017
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.55 ha
Developable area (ha)	0.55 ha
Density	16 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently residential use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	The Highway Authority is unlikely to raise an objection in principle subject to any new road layout and visibility requirements conforming to 6C's Design Guide standards. Vehicular access onto Gedling Road should be avoided and adequate provision should be [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2017. The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes. The garages are owned by individual leaseholders and each lease needs to be amended for the sale of the garages to a developer before any works can take place. The SHLAA 2024 consultation informs that the site is being marketed.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	9



## G1048: Dairy Farm

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Calverton
Parish	Calverton
CIL zone	Zone 3
Existing use	(B) AGRICULTURAL BUILDINGS - Farm buildings
Site source	Planning application
Year site added to SHLAA	2018
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.45 ha
Developable area (ha)	0.45 ha
Density	7 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0961
Planning application type	Full
Decision date	12 April 2022
Expiry date	12 April 2025
Type of development	Change of use
Construction status	Under construction

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
3					

## G1097: Sandfield Road (98)

### Site information:

Street name	Sandfield Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	25 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0793
Planning application type	Full
Decision date	3 December 2019
Expiry date	3 December 2022
Type of development	New build
Construction status	Plots 2 and 3 built. Plot 1 not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2022 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Plots 2 and 3 were built in November 2021. Site visit in September 2023 showed plot 1 has not been started and there was no construction activity on site. Plot 1 has a new planning permission (2023/0539) granted in November 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	2
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1113: Church Street (3)

### Site information:

Street name	Church Street	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES - Office use	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	100 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2018/0749
Planning application type	Full
Decision date	20 November 2018
Expiry date	20 November 2021
Type of development	Change of use
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for change of use from offices to two apartments (2018/0749).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
2					

## G1130: Land at New Farm, Redhill

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Bestwood St Albans
Parish	Bestwood Village
CIL zone	Zone 1
Existing use	(A) AGRICULTURAL LAND - Farm buildings and associated building/structures
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2019
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	Up to 1,700 homes
Site area (ha)	213.55 ha
Developable area (ha)	148.5 ha
Density	11 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of several Grade II Listed Buildings at Bestwood Pumping Station, Alexandra Lodge, Bestwood Lodge Hotel, The Dairy at Dairy Farm and The Old Lodge and a Listed Building Grade II* (Bestwood Pumping Station) and adjacent to a Regi
Ecology	Site is adjacent to protected open space to the south east and south west of the site. Site contains trees protected by

	Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 2 (18.92 ha), grade 3 (153.22 ha), grade 3a (50.22 ha), grade 3b (31.06 ha), other (20.94 ha) and not surveyed (2.19 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 2, grade 3a, grade 3b, other and not surveyed)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water (8.72 ha)
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: farm, former gravel pit and infill land
Highways and access	The surrounding road network is already heavily congested and any further traffic will not be acceptable for any safe movement of traffic in the area. Alternative means of transport in the form of a park and ride would need to be considered in the vicinity [Highways comments provided in 2022]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (1.15 ha)
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Please contact Natural England for detailed advice for development proposals that are likely to cause the loss (or likely cumulative loss) of 20 ha or more of best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).



**Assessment conclusion:**

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2019. The site boundary was amended in 2021 and now includes SHLAA site G1158. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As part of the site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site is within the setting of Grade II and Grade II* Listed Buildings and adjacent to a Registered Park and Garden, any proposals on the site should accord with Policy LPD 27 and Policy LPD 29 of the Local Planning Document. As the site falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. Highways comments state the site would require a transport assessment in support of the application. Due to the scale of development, significant highway and transport infrastructure improvements would be required. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site (and SHLAA site G1158).
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1700

## G1136: Leapool Allotments

### Site information:

Street name	Mansfield Road
Locality/area	Arnold
Ward	Redhill
Parish	
CIL zone	Zone 1
Existing use	(O) OUTDOOR RECREATION - Allotments
Site source	Other
Year site added to SHLAA	2019
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	78 homes
Site area (ha)	2.60 ha
Developable area (ha)	2.60 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Grade II Listed Building at Bestwood Pumping Station and a Registered Park and Garden (Bestwood Pumping Station)
Ecology	Site is a protected open space
Agricultural land	Site is currently allotments so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Site would require a Transport Assessment in support of the application. Junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to demonstrate that the open space is surplus to requirements. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Not suitable = Isolated land in the Green Belt
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is in the Green Belt and located close to but not immediately adjacent to the urban area and is currently a protected open space (allotments). Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. As the site is within the setting of a Grade II Listed Building and a Registered Park and Garden, any proposals on the site should accord with Policy LPD 27 and Policy LPD 29 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application.

<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>
----------------------------------	---

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	78

## G1137: Land at Mapperley Plains

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	184 homes
Site area (ha)	6.13 ha
Developable area (ha)	6.13 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	Access required through adjacent SHLAA sites. A Transport Assessment would need to be carried out to assess the potential impacts on the Highway network [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. Consideration would need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0

Units remaining as at 31 March 2024	184
-------------------------------------	-----

## G1138: Land between 36-46 Cornwall Road

### Site information:

Street name	Cornwall Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding



Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Satisfactory proposal is likely to be achievable. Vehicle access would need to be designed to Nottinghamshire County Councils Highway Design Guide. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

## G1139: Land at Corner of Church View Close

### Site information:

Street name	Church View Close	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	27 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II* (Emmanuel Church)
Ecology	Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Vehicle access and visibility splays would need to be designed to Nottinghamshire County Councils Highway Design Guide. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. As the site is within the setting of a Grade II* Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
---	----

Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

## G1140: Land at Bestwood Lodge Drive

### Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Vehicle access and visibility splays would need to be designed to Nottinghamshire County Councils Highway Design Guide. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan. Highways comments state that access to highway over third party land would need to be resolved.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

## G1147: Land Adj 16 Maidens Dale

### Site information:

Street name	Maidens Dale	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	Satisfactory proposal is likely to be achievable. Any footpath issues would need to be checked. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1



## G1148: Land Adj 2/4 Deerleap Drive

### Site information:

Street name	Deerleap Drive	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is a protected open space
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable, but gradients may be an issue. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to demonstrate that the open space is surplus to requirements. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and is currently a protected open space. Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. Consideration would also need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

## G1150: Oxengate

### Site information:

Street name	Oxengate	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	29 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	Access to highway is over 3rd party land. This would need to be resolved to achieve access. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan. Highways comments state that access to highway over third party land would need to be resolved to achieve access to the site.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

## G1153: Woodchurch Road

### Site information:

Street name	Woodchurch Road	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	Zone 1	
Existing use	(O) OUTDOOR RECREATION - Playing pitches	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	141 homes
Site area (ha)	4.71 ha
Developable area (ha)	4.71 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II* (Bestwood Lodge Hotel and Terrace Wall) and a Listed Building Grade II (The Old Lodge)
Ecology	Majority part of the site is a protected open space and the remainder of the site contains trees protected by Tree Preservation Orders
Agricultural land	Site is currently leisure use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Site would require a Transport Assessment in support of the application. Junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the like [Highways comments provided in 2019]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (0.12 ha)
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to demonstrate that the open space is surplus to requirements. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Highways comments would need to be addressed. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

#### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and is currently a protected open space. As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. As the site is within the setting of Grade II* and Grade II Listed Buildings, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England)

	Regulations 2012. Highways comments state the site would require a transport assessment in support of the application.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	141

## G1158: Red Hill Farm

### Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	722 homes
Site area (ha)	24.07 ha
Developable area (ha)	24.07 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II (The Old Lodge). Site is partially within an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space to the east and west of the site. Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 3 (23.99 ha), grade 3a (21.08 ha), grade 3b (14.57 ha) and other (3.12 ha) [Source:



	Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, grade 3b and other)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding from surface water (0.52 ha), medium risk of flooding from surface water (0.82 ha) and low risk of flooding from surface water (1.81 ha)
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: infill land
Highways and access	The surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Please note that there are 2 points of access from Queens Bower Road onto Bestwood Lodge Drive which is a cul de sac and the existing prop [Highways comments provided in 2020]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (0.53 ha)
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Please contact Natural England for detailed advice for development proposals that are likely to cause the loss (or likely cumulative loss) of 20 ha or more of best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

#### Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner

Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2019. The site is in the Green Belt and adjacent to the urban area. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site and SHLAA site G1130 together as part of a wider promotion for residential development in the Greater Nottingham Strategic Plan. See SHLAA site G1130 for information.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	722

## G1165: Coppice Farm Stables

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Disused stable block	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.16 ha
Developable area (ha)	0.16 ha
Density	19 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0927
Planning application type	Outline
Decision date	15 March 2024
Expiry date	14 November 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Reserved matters for three detached houses (2023/0927) granted in March 2024 pursuant to Outline permission (2022/0426) granted in November 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	2	1			

## G1192: Headquarters Nottingham Fire and Rescue Service (building complex)

### Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	Zone 1	
Existing use	(C) COMMUNITY BUILDINGS - Fire service headquarters including buildings for office accommodation, canteen, occupational health clinic and storage warehouse	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	32 homes
Site area (ha)	1.62 ha
Developable area (ha)	1.62 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2021/1225
Planning application type	Outline
Decision date	Approved subject to signing of s106
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable

Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning approval subject to signing of s106 so the constraints have been addressed through the planning application process.

### Assessment conclusion:

Suitability	Suitable = Site where there is a resolution to grant permission subject to s106 agreement
Availability	Available now = Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Achievable = Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	Resolution to grant outline planning application for 32 dwelling (2021/1225) in September 2022 subject to the signing of the s106. Email correspondence in July 2023 states the landowner has a buyer lined up to purchase the site who will complete the s106.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	32

## G1228: Sandfield Road (49, Land To Side & Rear Of)

### Site information:

Street name	Sandfield Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0922
Planning application type	Full
Decision date	19 May 2021
Expiry date	19 May 2024
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for three new dwellings (2020/0922) granted in May 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1	1	1			



## G1236: Birkland Avenue (31, Land Adj To)

### Site information:

Street name	Birkland Avenue	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land (garage)	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0559
Planning application type	Full
Decision date	20 July 2021
Expiry date	20 July 2024
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is under construction for a new dwelling (2021/0559) granted in July 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Site visit
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1254: Redhill Road (10A)

### Site information:

Street name	Redhill Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.27 ha
Developable area (ha)	0.27 ha
Density	7 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0376
Planning application type	Full
Decision date	19 January 2022
Expiry date	19 January 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2022 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2020/0376) granted in January 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1	1				

## G1269: Plains Road (161)

### Site information:

Street name	Plains Road	
Locality/area	Arnold	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0156
Planning application type	Full
Decision date	13 May 2022
Expiry date	13 May 2025
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Site is currently under construction for a replacement dwelling (2022/0156). The existing dwelling has been demolished and work on the replacement plot has started.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	1
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

## G1270: Woodthorpe Drive (53)

### Site information:

Street name	Woodthorpe Drive	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone	Zone 2	
Existing use	(Q) INSTITUTIONAL AND COMMUNAL ACCOMMODATION - Former care home	
Site source	Planning application	
Year site added to SHLAA	2023	
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	C2 communal accommodation
Dwelling capacity (net)	
Site area (ha)	
Developable area (ha)	
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1312
Planning application type	Full
Decision date	19 July 2022
Expiry date	19 July 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for redevelopment of a residential care home (2020/1312) granted in July 2022. Net gain of 12 bedrooms from existing care home (1.8 ratio applied)
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	7

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
7					



## G1272: Croft Road (8)

### Site information:

Street name	Croft Road
Locality/area	Arnold
Ward	Ernehale
Parish	
CIL zone	Zone 1
Existing use	(J) OFFICES - B1 offices
Site source	Planning application
Year site added to SHLAA	2023
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0076PN
Planning application type	Prior Approval
Decision date	24 August 2022
Expiry date	24 August 2027
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	The site has permitted development rights for change of use of existing first floor offices to one flat (2021/0076PN). Decision date is August 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1275: Coppice Road (4)

### Site information:

Street name	Coppice Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Takeaway storage	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.16 ha
Developable area (ha)	0.16 ha
Density	13 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1326
Planning application type	Full
Decision date	9 August 2022
Expiry date	9 August 2025
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
2					

## G1277: Arch Hill (456)

### Site information:

Street name	Arch Hill	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0847
Planning application type	Full
Decision date	3 October 2022
Expiry date	3 October 2025
Type of development	New build
Construction status	Under construction

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/0847) granted in October 2022 for a replacement dwelling, net gain zero. Demolition notice received 15th November 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	0

## G1278: Calverton Road (20A)

### Site information:

Street name	Calverton Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1078
Planning application type	Outline
Decision date	5 October 2022
Expiry date	5 October 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

**Assessment conclusion:**

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Outline planning permission for a demolition of existing dwelling and construction of three residential units (2021/1078) granted in October 2022. No reserved matters has yet been received.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

**Projected housing completions for each year (for deliverable sites and allocated sites only):**

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
		2			



## G1281: Mapperley Plains (383)

### Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1448
Planning application type	Full
Decision date	27 October 2022
Expiry date	27 October 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2021/1448) granted in October 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1283: Front Street (135-141)

### Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Commercial units with four flats above	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	71 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1135
Planning application type	Full
Decision date	12 December 2022
Expiry date	12 December 2025
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	5

### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	5				

## G1292: Plains Road (31)

### Site information:

Street name	Plains Road	
Locality/area	Arnold	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Bank	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.14 ha
Developable area (ha)	0.14 ha
Density	29 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1119
Planning application type	Full
Decision date	7 February 2023
Expiry date	7 February 2026
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	4

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
2	2				

## G1294: Front Street (53)

### Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Retail use (storage)	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	125 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0936
Planning application type	Full
Decision date	22 February 2023
Expiry date	22 February 2026
Type of development	Conversion
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Site is currently under construction for the erection of an upper floor extension and conversion of retail storage building (2021/0936) granted in February 2023. Council tax confirmed 3 of the flats are complete, thereofre 1 remaining.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	3
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					



## G1299: Bailey Drive (17)

### Site information:

Street name	Bailey Drive
Locality/area	Arnold
Ward	Porchester
Parish	
CIL zone	Zone 2
Existing use	(R) RESIDENTIAL - Dwelling
Site source	Planning application
Year site added to SHLAA	2023
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	C2 communal accommodation
Dwelling capacity (net)	C2
Site area (ha)	
Developable area (ha)	
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted (on part of site)
Planning application ref	2023/0251
Planning application type	Full
Decision date	26 May 2023
Expiry date	26 May 2026
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2023/0251) for change of use from a single (4-bed) dwelling to a childrens care home for 3 children
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Not applicable
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	0

## G1300: St Albans Road (49)

### Site information:

Street name	St Albans Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.09
Developable area (ha)	0.09
Density	22 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2024/0231
Planning application type	Outline
Decision date	23 June 2023
Expiry date	23 June 2026
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Reserved matters for 2 new dwellings (2024/0231) pursuant to outline planning permission (2023/0245) granted in June 2024.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	1				

## G1306: Portland Street (2)

### Site information:

Street name	Portland Street	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Café	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01
Developable area (ha)	0.01
Density	100 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0315
Planning application type	Full
Decision date	6 July 2023
Expiry date	
Type of development	Change of use
Construction status	Under construction

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission (2023/0315) for separation of part of redundant cafe (no 32 Mansfield Road) and returning of no2 Portland Street to ground floor apartment granted in July 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1314: Moss Close (1)

### Site information:

Street name	Moss Close
Locality/area	Arnold
Ward	Bestwood St Albans
Parish	St Albans
CIL zone	Zone 1
Existing use	(R) RESIDENTIAL - Dwelling
Site source	Planning application
Year site added to SHLAA	2023
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	C2 communal accommodation
Dwelling capacity (net)	C2
Site area (ha)	
Developable area (ha)	
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0975
Planning application type	Full
Decision date	8 September 2023
Expiry date	8 September 2026
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission for (2022/0975) for change of use from Dwelling House C3 to a 3 bedroom Residential Institution (C2) including garage conversion into habitable room. Granted September 2023. Net loss.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	0



## G1316: St Albans Road (49)

### Site information:

Street name	St Albans Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES - Office use	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03
Developable area (ha)	0.03
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0530
Planning application type	Full
Decision date	4 September 2023
Expiry date	4 September 2026
Type of development	Conversion
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

**Assessment conclusion:**

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission (2023/05520) for conversion of existing workshop/offices into dwelling with pitched roof and flat roof extension and demolition of existing outbuildings. Granted in September 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

**Projected housing completions for each year (for deliverable sites and allocated sites only):**

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
1					

## G1324: Henry Street (2A)

### Site information:

Street name	Henry Street	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.06
Developable area (ha)	0.06
Density	17 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0741
Planning application type	Full
Decision date	4 December 2023
Expiry date	4 December 2026
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2023/0741) granted for construction of 2 storey dwelling with off road vehicle access and parking
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	1				

## G1335: Thackerays Lane (42)

### Site information:

Street name	Thackerays Lane	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Estate Agency	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	?	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	
Developable area (ha)	
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Plannning permission granted
Planning application ref	2023/0770
Planning application type	COU
Decision date	14 December 2023
Expiry date	14 December 2028
Type of development	Change of use
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission granted for conversion of the upper floor to create one dwelling using an existing entrance for access to the newly created flat (2023/0770)
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1

#### Projected housing completions for each year (for deliverable sites and allocated sites only):

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
	1				

