



Strategic Housing Land Availability Assessment (SHLAA)

2024 update

Burton Joyce

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. 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:-

G29: The Paddocks (4 & 5)

Site information:

Street name	Lambley Lane
Locality/area	Burton Joyce
Ward	Trent Valley
Parish	Burton Joyce
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL LAND - Paddock
Site source	Submitted by landowner, developer or agent
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.34 ha
Developable area (ha)	0.34 ha
Density	6 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0857
Planning application type	Full
Decision date	6 July 2021
Expiry date	6 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 currently under construction for two dwellings (2020/0857).
SHLAA conclusion category	Site is deliverable

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	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					

G537: Land to the north of Orchard Close

Site information:

Street name	Orchard Close	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Grazing for cattle	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2009
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	14 homes
Site area (ha)	0.74 ha
Developable area (ha)	0.74 ha
Density	19 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H21)
Planning status	Planning permission granted
Planning application ref	2021/0301
Planning application type	Reserved matters
Decision date	2 August 2021
Expiry date	2 August 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 previous

	SHLAA 2021 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 is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Reserved matters for 14 homes (2021/0301) granted in August 2021. Site completed in July 2024.
SHLAA conclusion category	Site is deliverable

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	14
Units remaining as at 31 March 2024	0

G539: Glebe Farm (Land At), Burton Joyce

Site information:

Street name	Glebe Drive
Locality/area	Burton Joyce
Ward	Trent Valley
Parish	Burton Joyce
CIL zone	Zone 3
Existing use	(B) AGRICULTURAL BUILDINGS - Farm buildings, houses and storage land
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2009
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	45 homes
Site area (ha)	2.43 ha
Developable area (ha)	2.43 ha
Density	19 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted (on part of site)
Planning application ref	2020/0475 and 2023/0702
Planning application type	Full
Decision date	30 October 2020
Expiry date	30 October 2023
Type of development	New build
Construction status	Under construction

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 a Local Wildlife Site and trees protected by Tree Preservation Orders
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). Part of site falls within area of high risk of flooding from surface water (0.02 ha), medium risk

	of flooding from surface water (0.05 ha) and low risk of flooding from surface water (0.11 ha). 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: farm
Highways and access	Glebe Drive is substandard being of insufficient width and unsuitable gradients. Development traffic would feed onto Woodside Drive which is unsuitable for significant new development. Further development would not be acceptable from this access on Glebe [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. Part of the site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. Any proposals should be designed to avoid/mitigate impacts on biodiversity. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. 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. 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. Highways comments would need to be addressed. Part of the site is currently under construction so the constraints would have already been addressed through the planning application process.

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 is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). Full planning permission also granted for the replacement Farmhouse and erection of dwelling (2023/0702) granted in March 2024 (net gain 1). For the remainder of the site, 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.

SHLAA conclusion category	Site could be suitable
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Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for build-out rates for 14 dwellings on part of the site
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	5
Units remaining as at 31 March 2024	10

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	1				

G656: Bridle Road (80, Land To Front Of)

Site information:

Street name	Bridle Road	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Submitted by landowner, developer or agent	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	11 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2024/0008
Planning application type	Full
Decision date	26 April 2024
Expiry date	9 April 2024
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. 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 application for a new dwelling (2024/0008) granted in April 2024.
SHLAA conclusion category	Site is deliverable

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					

G922: Lambley Lane (75)

Site information:

Street name	Lambley Lane	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) Residential - Includes stables	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2023 (2015)	
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	17 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0212
Planning application type	
Decision date	20 November 2023
Expiry date	20 November 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 to the development of the site.
Overcoming constraints	

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 granted for the erection of a dwelling (2023/0212) granted in November 2023.
SHLAA conclusion category	Site is deliverable

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				

G1214: Nottingham Road (228)

Site information:

Street name	Nottingham Road	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Outbuilding	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.18 ha
Developable area (ha)	0.18 ha
Density	6 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0149
Planning application type	Full
Decision date	30 November 2022
Expiry date	30 November 2025
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. 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 land to create a self-build dwelling (2022/0149) granted in November 2022.
SHLAA conclusion category	Site is deliverable

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					

G1222: Colwick Loop Road

Site information:

Street name	Nottingham Road	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2021	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	167 homes
Site area (ha)	24.40 ha
Developable area (ha)	24.40 ha
Density	7 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 partially within an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space
Agricultural land	Agricultural land grade 3 (24.40 ha), grade 3b (11.79 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3b)]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (18.08 ha). 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	Site would require a Transport Assessment in support of the application. Development would require junctions onto the A612 Nottingham Road. Junctions 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 likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required. [Highways comments provided in 2021]
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. An assessment would need to consider whether development could have an impact on archaeological site of importance. 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 3a. A flood risk assessment would 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. 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 2021. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and adjacent to Burton Joyce village. 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 Zone 2, any proposals on the site should accord with Policy LPD 3 and

	Policy LPD 4 of the Local Planning Document. Consideration would need to be given to other policies in the Development Plan. Highway comments state that due to the scale of development, highway and transport infrastructure improvements would be required. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site for residential development in the Greater Nottingham Strategic Plan.
SHLAA conclusion category	Site could be suitable

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	167

G1243: Church Road (104)

Site information:

Street name	Church Road	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	17 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0550
Planning application type	Full
Decision date	13 September 2021
Expiry date	13 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.
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 (2021/0550) granted in September 2021.
SHLAA conclusion category	Site is deliverable

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				

G1246: St Helens Grove (4)

Site information:

Street name	St Helens Grove	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garden plot	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	9 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0855
Planning application type	Outline
Decision date	15 September 2021
Expiry date	15 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.
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 new custom build dwelling (2021/0855) granted in September 2021.
SHLAA conclusion category	Site is deliverable

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					

G1258: Willow Wong (6)

Site information:

Street name	Willow Wong	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	60 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0673
Planning application type	Full
Decision date	1 February 2022
Expiry date	1 February 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 demolition of existing dwelling and construction of six residential units with office units on the ground floor (2021/0673) granted in February 2022. SHLAA 2024 consultation raises viability issues on site.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2024
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	5

G1333: Stockhill Farm (The Stables)

Site information:

Street name	Bridle Road	
Locality/area	Burton Joyce	
Ward	Trent Valley	
Parish	Burton Joyce	
CIL zone	Zone 3	
Existing use	(S) STORAGE AND WAREHOUSING - Stables and storage	
Site source	Planning application	
Year site added to SHLAA		2024
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
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	Plannning permission granted
Planning application ref	2022/1082
Planning application type	Full
Decision date	2 February 2024
Expiry date	2 February 2027
Type of development	Conversion
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. 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	Full planning permission for re-use and conversion of existing stables/storage building to dwelling (2022/1082) granted in February 2024
SHLAA conclusion category	Site is deliverable

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				

