

Strategic Housing Land Availability Assessment (SHLAA)

2024 update

Calverton

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:-

G33: Hollinwood Lane/Long West Croft

Site information:

Street name	Hollinwood Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	123 homes
Site area (ha)	4.54 ha
Developable area (ha)	4.54 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 in the Green Belt
Heritage assets	Site is partially within an Archaeological Site of Importance
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). Part of site falls within area of medium risk of flooding from surface water (0.02 ha) and low risk of flooding from surface water (0.38 ha).
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	For this number of dwellings, access will be required from both Long West Croft and Hollinwood Lane. In which case Hollinwood Lane would require significant improvement including widening and the provision of footways. The development may give rise to the [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	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 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	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 in the Green Belt and adjacent to Calverton 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 the site partially 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. Highways comments states access will be required from both Long West Croft and Hollinwood Lane. The

	landowner has promoted the site together with adjacent SHLAA site G45 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.
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	123

G35: Mansfield Lane (Flatts Hill)

Site information:

Street name	Mansfield Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	190 homes
Site area (ha)	7.45 ha
Developable area (ha)	7.45 ha
Density	26 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 (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
Ecology	Site is adjacent to a protected open space
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 (0.03 ha) and low risk of

	flooding from surface water (0.09 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	In isolation, the site does not connect well with the conurbation. It may be more appropriate to include the plot adjacent flats land with appropriate connections. [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 2021 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 heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. 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.

Assessment conclusion:

Suitability	Could be suitable = Site designated as safeguarded land
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 located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within part of the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
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	190

G37: Flatts Lane (Land Off)

Site information:

Street name	Flatts Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Dwelling on site demolished	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	81 homes
Site area (ha)	2.74 ha
Developable area (ha)	2.74 ha
Density	30 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (X4)
Planning status	Planning permission granted
Planning application ref	2020/0822
Planning application type	Full
Decision date	26 February 2021
Expiry date	26 February 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 located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 60 homes in the Local Planning Document (site X4). The site is currently under construction for 82 homes (2020/0822).
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	1
Units built as at 31 March 2024	73
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
2					

G45: Georges Lane/Gorse Close

Site information:

Street name	George's Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	180 homes
Site area (ha)	6.62 ha
Developable area (ha)	6.62 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 in the Green Belt
Heritage assets	Site is within the setting of a Conservation Area (i.e. site could have an impact on the setting, view or approach to or from a Conservation Area) and within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park)
Ecology	Site contains 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 (0.03 ha), medium risk

	of flooding from surface water (0.09 ha) and low risk of flooding from surface water (0.25 ha).
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Access from George's Lane would only be suitable for up to 150 dwellings unless a second point of access were provided via Longue Drive. This may require the demolition of existing properties. Footway will be required on George's Lane and the existing 30m [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 2024 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 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.

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. The site is in the Green Belt and adjacent to Calverton 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 the site falls within the setting of Calverton Conservation Area and Cockpit Hill, Ramsdale Park Scheduled Monument, any proposals on the site should accord with Policy LPD 28 and 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. The landowner has promoted the site together with adjacent SHLAA sites G35 and G33 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 G33 for residential development.
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	180

G47: Park Road/Hollinwood Lane (part of site H16)

Site information:

Street name	Park Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	363 homes
Site area (ha)	13.69 ha
Developable area (ha)	13.69 ha
Density	27 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H16)
Planning status	Planning permission granted
Planning application ref	2020/0020 and 2022/0584
Planning application type	Reserved matters
Decision date	30 September 2024
Expiry date	30 September 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 boundary was amended in 2021 to cover the housing allocation H16 only. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Site is allocated for 390 homes in the Local Planning Document (site H16) together with SHLAA sites G662 and G1224. The site is currently under construction for 351 homes (2020/0020). As at 31 March 2022, 1 dwelling has been built. Reserved matters for a re-plan of 2020/0020 which includes additional 12 homes taking the total number of units to 363 (2022/0584) granted in October 2022. Information from the SHLAA 2023 consultation provides the delivery rates for the 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	170
Units remaining as at 31 March 2024	193

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
64	64	50			

G130: Dark Lane

Site information:

Street name	Dark Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Agricultural land/garden land	
Site source	Local Plan	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	57 homes
Site area (ha)	2.65 ha
Developable area (ha)	2.65 ha
Density	22 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H14)
Planning status	Planning permission granted
Planning application ref	2017/1263
Planning application type	Full
Decision date	20 November 2020
Expiry date	20 November 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 70 homes in the Local Planning Document (site H14). The site is currently under construction for 57 homes (2017/1263).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Based on past build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	12
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
11	12	12	9	9	

G154: Mansfield Lane (110-112)

Site information:

Street name	Mansfield Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(S) STORAGE AND WAREHOUSING - Garage	
Site source	Planning application	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	6 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	55 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2004/1471
Planning application type	Full
Decision date	21 December 2004
Expiry date	21 December 2009
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	The site has full planning permission for six dwellings (2004/1471). Construction work started on plot 1 in July 2009 and no progress since.
SHLAA conclusion category	Site is developable 6-10 years

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	6

G390: Renals Way

Site information:

Street name	Renals Way	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	92 homes
Site area (ha)	3.79 ha
Developable area (ha)	3.79 ha
Density	24 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission pending
Planning application ref	2023/0875
Planning application type	Full
Decision date	
Expiry date	
Type of development	New build
Construction status	88 plots built

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 agent for the site wishes for it to remain on the SHLAA database and in the 2024 consultation stated intentions for residential development.
SHLAA conclusion category	Site is developable 6-10 years

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	1
Units remaining as at 31 March 2024	91

G489: Little Tithe Farm

Site information:

Street name	Blidworth Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2009
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)	2 homes
Site area (ha)	1.44 ha
Developable area (ha)	1.44 ha
Density	2 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission lapsed
Planning application ref	2008/0630 (full) and 2015/0427PN (prior approval)
Planning application type	Full
Decision date	30 September 2024
Expiry date	30 September 2024
Type of development	New build
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 contains trees protected by Tree Preservation Orders. Site is adjacent to 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 low risk of flooding from surface water (0.04 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	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 application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. 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	Very special circumstances required to allow development on the Green Belt. 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. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. 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	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site had prior approval for change of use of agricultural building to two dwellings (2015/0427PN). Information from the previous SHLAA 2019 consultation states the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database. The prior approval application would need to be renewed.

SHLAA conclusion category	Site is deliverable
----------------------------------	----------------------------

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Delivery rates to be added when prior approval application is submitted or granted
Units lost as at 31 March 2024	1
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	3

G544: Main Street/Hollinwood Lane (Land Adj To)

Site information:

Street name	Main Street
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(A) AGRICULTURAL LAND - Pasture land currently grazed
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2010
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	77 homes
Site area (ha)	2.98 ha
Developable area (ha)	2.98 ha
Density	27 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H15)
Planning status	Planning permission pending
Planning application ref	2018/0360
Planning application type	Outline
Decision date	7 April 2021
Expiry date	7 April 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 from the SHLAA 2023 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 = 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 75 homes in the Local Planning Document (site H15). Outline planning permission for up to 79 homes (2018/0360) granted in April 2021. Reserved Matters for 77 homes (2024/0217) submitted in March 2024 and pending permission.
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 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	79

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	15	

G587: Mansfield Lane (Whitehaven Farm)

Site information:

Street name	Mansfield Lane
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(B) AGRICULTURAL BUILDINGS - Disused piggery
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2010
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	100 homes
Site area (ha)	2.83 ha
Developable area (ha)	2.83 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	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	Past or present use: farm

Highways and access	The site does not sit well with the rest of the conurbation being on the east side of Mansfield Lane. There is no footway on this side of the road and it may prove difficult to provide a standard facility passed the site frontage and connecting with the e [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	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	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 2010. The site is in the Green Belt and adjacent to Calverton 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. 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. Highways comments state that there is no footway on this side of the road and it may prove difficult to provide a standard facility passed the site frontage and connecting with the existing footway to the south east. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
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	100

G588: Mansfield Lane (250)

Site information:

Street name	Mansfield Lane
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(S) STORAGE AND WAREHOUSING - Timber yard
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2010
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	Yes

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	50 homes
Site area (ha)	1.27 ha
Developable area (ha)	1.27 ha
Density	39 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 (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
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	No known land contamination

Highways and access	The site does not sit well with the rest of the conurbation being on the east side of Mansfield Lane. There is no footway on this side of the road and it may prove difficult to provide a standard facility passed the site frontage and connecting with the existing footway to the south east. It would have to be demonstrated that appropriate visibility can be achieved at any proposed junction. It may be better if the site was combined with SHLAA site G587. [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	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. 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 = Previously developed land (brownfield site) in the Green Belt that is not isolated
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 2010. The site is on brownfield land within the Green Belt and adjacent to Calverton village. 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. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local

	Planning Document but also be mindful of the above considerations. Consideration would also need to be given to other policies in the Development Plan. Highways comments states there is no footway on this side of the road and it may prove difficult to provide a standard facility passed the site frontage and connecting with the existing footway to the south east. The agent has provided a highway assessment to support the promotion of the site. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
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	50

G662: Hollinwood Lane/North Green

Site information:

Street name	Hollinwood Lane/North Green	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(V) VACANT LAND PREVIOUSLY DEVELOPED - Car park	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2012
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	20 homes
Site area (ha)	0.66 ha
Developable area (ha)	0.66 ha
Density	30 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H16)
Planning status	Planning permission granted
Planning application ref	2018/0817
Planning application type	Full
Decision date	24 August 2021
Expiry date	24 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	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	The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16) together with SHLAA sites G47 and G1224. Site is under construction for 20 bungalows (2018/0817) granted in August 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	20

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	10				

G665: Warren Place (land)

Site information:

Street name	Oxton Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL 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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	93 homes
Site area (ha)	3.71 ha
Developable area (ha)	3.71 ha
Density	25 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 Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
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). Part of site falls within area of low risk of flooding from surface water (0.03 ha). 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	No known land contamination
Highways and access	Access via B6386 Oxton Road and/or through adjacent SHLAA sites. However, we would not wish to see a proliferation of junctions onto the B6386 Oxton Road in the vicinity of this and adjacent SHLAA sites. They should be interlinked to ensure sustainable and vehicular routes are combined and co-ordinated to encourage an overall masterplan for the area. [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	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. 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. 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 = Site designated as safeguarded land
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 boundary was amended in 2021 to exclude the housing allocation H16. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Site currently falls within part of the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site falls within the setting of Two Roman camps 350m north east of Lodge Farm Scheduled Monument, 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. Information from the SHLAA 2024 consultation states that the landowner wishes to continue promoting their wider site, including SHLAA sites G665, G1073 and G1224, for residential development including 6 self-build plots.
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	93

G780: Ramsdale Park Golf Course (site A)

Site information:

Street name	Hollinwood Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(O) OUTDOOR RECREATION - Golf course	
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	Outside main built up area and settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	Up to 300 homes
Site area (ha)	13.01 ha
Developable area (ha)	7.80 ha (60% of site area)
Density	38 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 (Hollingwood House) and a Scheduled Monument (Cockpit Hill, Ramsdale Park). Site is partially within an Archaeological Site of Importance
Ecology	Site is part of a protected open space and 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). Part of site falls within area of high risk of flooding from surface water (0.02 ha), medium risk

	of flooding from surface water (0.13 ha) and low risk of flooding from surface water (1.05 ha)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Access from Georges Lane through adjacent SHLAA sites. [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	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 the open space is surplus to requirements. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. 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.

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 2013. The site is in the Green Belt and located close to but not immediately adjacent to Calverton village. The site currently forms part of a protected open space. 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 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 Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site falls within

	<p>the setting of Cockpit Hill, Ramsdale Park Scheduled Monument and partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. 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. The landowner has promoted the site and adjacent SHLAA site G1156 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. The SHLAA conclusion category for the site is "not deliverable or developable" to reflect Table 17 of the SHLAA methodology report 2023 primarily due to the fact that the site is currently 'isolated land in the Green Belt' to accord with Table 1 of the SHLAA methodology report.</p>
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
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	234

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
		50	75	75	

G801: Spring Farm Kennels (plot 4)

Site information:

Street name	Salterford Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Kennels	
Site source	Planning application	
Year site added to SHLAA		2014
Brownfield or greenfield status	Brownfield/greenfield mix	
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)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0370
Planning application type	Full
Decision date	21 August 2020
Expiry date	21 August 2023
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 a new dwelling (2020/0370).
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	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					

G834: Woodview Farm

Site information:

Street name	Mansfield Lane
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(B) AGRICULTURAL BUILDINGS
Site source	Submitted by landowner, developer or agent
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	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	46 homes
Site area (ha)	1.56 ha
Developable area (ha)	1.56 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 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
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 from Mansfield Lane - considered acceptable. [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	Very special circumstances required to allow development on the Green Belt. Any proposals should be designed to avoid/mitigate impacts on biodiversity. 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	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 2014. The site is in the Green Belt and adjacent to Calverton 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. Consideration would need to be given to other policies in the Development Plan. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
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	46

G921: Shire Farm

Site information:

Street name	Oxton Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	50 homes
Site area (ha)	1.65 ha
Developable area (ha)	1.65 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 (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
Ecology	No known designated nature conservation assets and 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 in association with adjacent SHLAA sites likely from B6386 Oxton Road. However, we would not wish to see a proliferation of junctions onto the B6386 Oxton Road in the vicinity of this and adjacent SHLAA sites. They should be interlinked to ensure sustainable and vehicular routes are combined and co-ordinated to encourage an overall masterplan for the area. [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 heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. 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. 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 = Site designated as safeguarded land
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 2015. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within part of the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
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	50

G981: Bonner Hill

Site information:

Street name	Bonner Hill	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2016
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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	27 homes
Site area (ha)	0.91 ha
Developable area (ha)	0.91 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 Scheduled Monument (Fox Wood earthworks). Site is partially within an Archaeological Site of Importance
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)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Access from Bonner Hill potentially problematic due to speed and bend in road to south of site. Pedestrian access to site up a steep hill. Suitability of access to be considered. [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	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. 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. 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 2016. The site is in the Green Belt and located close to but not immediately adjacent to Calverton. 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 Fox Wood earthworks Scheduled Monument and partially 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. Highways comments states access from Bonner Hill potentially problematic due to speed and bend in road to south of site. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site is not deliverable or developable

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	27

G1042: Collyer Road

Site information:

Street name	Collyer Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
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	Higher density settlement
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	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within village so no loss of agricultural land
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 low risk of flooding from surface water (0.01 ha)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Access off Lee Road may be acceptable in principle. Please note that our highway records show this area as highway maintainable at public expense and therefore the area will need to go through a process of stopping up. [Highways comments provided in 2018]
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 2017. The site is on a corner and can accommodate 1 property. The Council considers the site is no longer suitable for development.
SHLAA conclusion category	Site is not deliverable or developable

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

G1043: Seely Avenue

Site information:

Street name	Seely Avenue	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
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	Higher density settlement
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 village 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	A suitable access arrangement is not deliverable and so is likely to attract a recommendation of refusal. Possible access may be acceptable from Collyer Road subject to details submitted as part of a planning application. [Highways comments provided in 2018]
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 2017. The site is on a corner and can accommodate 1 property. The Council considers other GBC sites to be more suitable for development at this time
SHLAA conclusion category	Site is not deliverable or developable

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

G1073: Warren Place (buildings)

Site information:

Street name	Oxton Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling and equestrian facilities	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2018
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	33 homes
Site area (ha)	1.32 ha
Developable area (ha)	1.32 ha
Density	25 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 Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently residential/equestrian 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). Part of site falls within area of medium risk of flooding from surface water (0.03 ha) and low risk of flooding from surface water (0.25 ha). 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	No known land contamination
Highways and access	Access from B6386 Oxton Road subject to adequate visibility and improvements to access being achievable. [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 heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. 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 = Site designated as safeguarded land
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 2018. The site boundary was amended in 2021 to include the equestrian facilities. The site is on previously developed land. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within part of the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site falls within the setting of Two Roman camps 350m north east of Lodge Farm Scheduled Monument, 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. Information from the SHLAA 2024 consultation states that the landowner wishes to continue promoting their wider site, including SHLAA sites G665, G1073 and G1224, for residential development including 6 self-build plots.
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	33

G1075: Burnor Pool (7, 8 and The Oasis)

Site information:

Street name	Burnor Pool	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - 2 dwellings and a hall	
Site source	Planning application	
Year site added to SHLAA		2018
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	75 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2017/0240
Planning application type	Full
Decision date	23 January 2018
Expiry date	23 January 2021
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 now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	Construction is dormant (2017/0240) for the replacement of two existing dwellings and a hall with three dwellings, net gain of one dwelling. Construction work on the conversion of a hall into a dwelling completed in July 2021 but no works have taken place on site since.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Assumptions for 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	0

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

G1123: Land to the east of Flatts Lane (South of Oxtan Road)

Site information:

Street name	Flatts Lane
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(C) COMMUNITY BUILDINGS - Scout camp, including portacabins and mobile accommodation relating to the scout use and permanent toilet and shower block
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2019
Brownfield or greenfield status	Predominantly greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	100 homes
Site area (ha)	7.03 ha
Developable area (ha)	7.03 ha
Density	14 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 (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm).
Ecology	Part of the site contains a Local Wildlife Site. Site is adjacent to a Local Wildlife Site.
Agricultural land	Site is currently leisure use so no loss of agricultural land

Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (2.61 ha) and Flood Zone 3 (2.42 ha). Part of site fall within area of high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.75 ha) and low risk of flooding from surface water (1.76 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. 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	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. Any proposals should be designed to avoid/mitigate impacts on biodiversity. 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	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 2019. The site is in the Green Belt and located close to but not immediately adjacent to Calverton village. The site is adjacent to the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. 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

	<p>Planning Document. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. As the site is currently used as a scout camp, Policy ISF7 of the Calverton Neighbourhood Plan states that development proposals that result in the improvement of community facilities will be supported subject to their compliance with other development plan policies or development proposals that would result in the loss of community facilities will be resisted unless it can be shown that they are poorly used, not viable or adequate provision is made elsewhere. The SHLAA submission form states that the site could be developed for housing whilst retaining some land for community use. Consideration would also need to be given to other policies in the Development Plan. Highways comments state that a site would require a transport assessment in support of the application and the provision of pedestrian links to the village would need to be looked at. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.</p>
SHLAA conclusion category	Site is not deliverable or developable

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	100

G1149: Land Adj 21 Flatts Lane

Site information:

Street name	Flatts Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
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	Higher density settlement
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	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, but access would need to be located away from existing junction. [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 village.
SHLAA conclusion category	Site is not deliverable or developable

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

G1156: Ramsdale Park Golf Course (site B)

Site information:

Street name	Hollinwood Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(O) OUTDOOR RECREATION - Golf course	
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	Outside main built up area and settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	Up to 2,000 homes
Site area (ha)	105.15 ha
Developable area (ha)	105.15 ha
Density	19 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 Grade II Listed Buildings (Hollingwood House and Attached Outbuilding and Ramsdale House and Adjoining Stable) and and a Scheduled Monument (Cockpit Hill, Ramsdale Park). Site is partially within an Archaeological Site of Imp
Ecology	Site is a protected open space and 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). Part of site falls within area of high risk of flooding from surface water (0.79 ha), medium risk

	of flooding from surface water (1.16 ha) and low risk of flooding from surface water (1.81 ha)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	This site is not in a sustainable area and it would be difficult to promote walking, cycling and other modes of public transport. Site would require a Transport Assessment in support of the application. Development would require a number of junctions onto the highway network. 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, significant highway and transport infrastructure improvements would be required. [Highways comments provided in 2020]
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. An assessment would need to consider whether development could have an impact on archaeological site of importance. 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. 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	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 2019. The site is in the Green Belt and located close to but not immediately adjacent to Calverton village. The site is currently a protected open space. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful

	<p>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 Grade II Listed Buildings, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site falls within the setting of Cockpit Hill, Ramsdale Park Scheduled Monument and partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site is within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 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 comment states the site is not in a sustainable area as it would be difficult to promote walking, cycling and other modes of public transport and would require a transport assessment in support of the application. The landowner has promoted the site and adjacent SHLAA site G780 for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site and SHLAA site G780 for residential development in the Greater Nottingham Strategic Plan. The SHLAA conclusion category for the site is "not deliverable or developable" to reflect Table 17 of the SHLAA methodology report 2022 primarily due to the fact that the site is currently 'isolated land in the Green Belt' to accord with Table 1 of the SHLAA methodology report.</p>
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	SHLAA 2023 consultation response
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1890

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
			250	250	1750

G1159: Land off Oxton Road

Site information:

Street name	Oxton Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Agricultural land, dwelling and equestrian	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2019
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	750 homes
Site area (ha)	28.51 ha
Developable area (ha)	28.51 ha
Density	26 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 (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm)
Ecology	Site is a protected open space and a Local Green Space
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 (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of

	flooding from surface water (2.24 ha). 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	No known land contamination
Highways and access	Access arrangements should be promoted through the existing committed developments on Collyer and Park Road. Site would require a Transport Assessment in support of the application. Highway would need to be designed to the latest 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. [Highways comments provided in 2020]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information has been received through the Greater Nottingham Strategic Plan Growth Options consultation that the landowner 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 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. Very special circumstances required to allow development on site designated as Local Green Space. 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 = Site designated as safeguarded land
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 located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on

	the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. Part of the site also falls within a Local Green Space "Land North of Park Road (William Lee Memorial Park and Adjacent Land)" in the Calverton Neighbourhood Plan. Policy NE1 of the Calverton Neighbourhood Plan states inappropriate development will not be allowed other than in very special circumstances and that any development should not adversely affect the tranquillity of the Local Green Space. 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.
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	750

G1223: Hollinwood Lane/Oxton Road

Site information:

Street name	Oxton Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008 (was part of SHLAA site G47 before it was subdivided to two sites in 2021)
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	195 homes
Site area (ha)	7.79 ha
Developable area (ha)	7.79 ha
Density	25 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	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 (0.04 ha), medium risk

	of flooding from surface water (0.16 ha) and low risk of flooding from surface water (1.14 ha).
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Access via B6386 Oxton Road and/or through adjacent SHLAA sites. However, we would not wish to see a proliferation of junctions onto the B6386 Oxton Road in the vicinity of this and adjacent SHLAA sites. They should be interlinked to ensure sustainable and vehicular routes are combined and co-ordinated to encourage an overall masterplan for the area. [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 2021 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	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. 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 = Site designated as safeguarded land
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 as part of SHLAA site G47 before the site was subdivided into two separate sites G47 and G1223 in 2021. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within part of the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. Consideration would also 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.
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	195

G1224: Warren Place (part of site H16)

Site information:

Street name	Oxton Road
Locality/area	Calverton
Ward	Calverton
Parish	Calverton
CIL zone	Zone 2
Existing use	(A) AGRICULTURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2012 (was part of SHLAA site G665 before it was subdivided to two sites in 2021)
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	43 homes
Site area (ha)	1.73 ha
Developable area (ha)	1.73 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H16)
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. 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 was added to the SHLAA in 2012 as part of SHLAA site G665 before the site was subdivided into two separate sites G665 and G1224 in 2021. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Site is allocated in the Local Planning Document (site H16) together with SHLAA sites G47 and G662. No planning application has been received for this site. Information from the SHLAA 2024 consultation states that the landowner wishes to continue promoting their wider site, including SHLAA sites G665, G1073 and G1224, for residential development including 6 self-build plots.
SHLAA conclusion category	Site is developable 6-10 years

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	43

G1239: Crookdole Stud

Site information:

Street name	Crookdole Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Equestrian and workshop building	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.13 ha
Developable area (ha)	0.13 ha
Density	8 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1093
Planning application type	Full
Decision date	11 November 2021
Expiry date	11 November 2024
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	Not owned by a public authority. Site has extant planning permission. Information received from the SHLAA 2024

	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	Site is currently under construction for change of use from equestrian and workshop building to residential use (2021/1093). Information from the SHLAA 2024 consultation informed works have commenced and provides the delivery rates for the 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	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					

G1244: St Wilfrids Square (14) first floor

Site information:

Street name	St Wilfrids Square	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(K) RETAILING - Retail use (storage)	
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	Higher density settlement
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	2021/0309
Planning application type	Full
Decision date	6 September 2021
Expiry date	6 September 2024
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. 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 to create a new flat at first floor (2021/0309) 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					

G1259: The Baptist Church

Site information:

Street name	The Nook	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(C) COMMUNITY BUILDINGS - Church hall building	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	200 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0370
Planning application type	Full
Decision date	22 February 2022
Expiry date	22 February 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 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	Full planning permission for change of use of existing church hall building to two dwelling houses (2021/0370) granted in February 2022. Information from the SHLAA 2023 consultation states the site is now in the process of being advertised for sale. Assume one year delay in lead-in times.
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	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					

G1301: The Small Holding

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish		
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Agricultural buildings	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 homes
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	2023/0295
Planning application type	Full
Decision date	23 June 2023
Expiry date	23 June 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 (2023/0295) for change of use into a new dwelling granted in June 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				

G1321: Salterford Manor

Site information:

Street name	Old Rufford Road	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Former agricultural buildings	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.40
Developable area (ha)	0.40
Density	3 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0591
Planning application type	Full
Decision date	6 October 2023
Expiry date	6 October 2023
Type of development	Change of use
Construction status	Not started

Constraints:

Green Belt	
Heritage assets	
Ecology	
Agricultural land	
Flooding	
Air quality	
Land contamination	
Highways and access	
Coal referral area	
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 proposed re-use of former agricultural buildings to form a single residential dwelling, garage and ancillary accommodation (2023/0591) in October 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	
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					

G1323: Sherwood Grove (12)

Site information:

Street name	Sherwood Grove	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
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	Higher density settlement
Type of site	C2 communal accommodation
Dwelling capacity (net)	
Site area (ha)	0.03
Developable area (ha)	0.03
Density	

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0543
Planning application type	COU
Decision date	26 October 2023
Expiry date	26 October 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 = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2023/0543) granted for Change of use from a dwelling (C3) to a childrens home (C2)
SHLAA conclusion category	Site is deliverable

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

G1325: St Clemonts Lodge (Former) Riding School

Site information:

Street name	Woods Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(L) LEISURE AND RECREATIONAL BUILDINGS - Indoor riding school and ancillary buildings	
Site source	Submitted by landowner, developer or agent	
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	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	15 homes
Site area (ha)	0.57
Developable area (ha)	0.55
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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in Green Belt
Heritage assets	Site is within the setting of a Scheduled Ancient Monument - Fox Wood earthworks Woodborough
Ecology	
Agricultural land	Agricultural Land grade 3 [Source: ArcGIS Open Dataset record page]
Flooding	Flood Zone 1
Air quality	Site is not within or near an Air Quality management area
Land contamination	No known Land Contamination
Highways and access	The proposed dwellings will be served from Wood Lane which has a single lane width at its junction with Main

	Street. Although an element of traffic will already be generated by the Stables we do not wish to intensify the use of this access. There is no footway provision for pedestrians to safely reach nearby facilities and amenities. We are unlikely to support an application for residential development. [Highways comments provided in 2024]
Coal referral area	
Ownership issue	Not owned by a public authority. Landowner has submitted site through SHLAA submission form and has indicated residential development will be proposed.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. An ecology assessment would need to consider whether ecological impacts could be addressed through the design and layout of the development on site. 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 3. 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. Highway issues 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 is in Green Belt and adjacent to Calverton Village. Where a site is located in Green the Government is clear 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. Previously under SHLAA reference G649. Access from Wood Lane would not be accepted by the Highway Authority. The SHLAA consultation 2024 response states the landowner wishes to remain on the database.
SHLAA conclusion category	Site is not deliverable or developable

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

G1327: Broom Farm (land north of)

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Agricultural land and buildings	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2024
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	320 homes
Site area (ha)	11.38
Developable area (ha)	11.38
Density	28 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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in 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). Part of site falls within area of low risk of flooding from surface water (0.07 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	Vehicular access to the site should be from Mansfield Lane where visibility splays commensurate to 85th percentile speeds must be provided. Footway provision will need to be included across the site frontage with a possible extension on the west side of Mansfield Lane where it meets Park Lane. There are public rights of way on the north, east and west boundaries of the site which should be integrated/improved. Nearby junctions on the A614 are already above capacity and may require upgrades. A full Transport Assessment and Travel Plan should be submitted to determine the highway impacts of development on the surrounding network.
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 2023 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. 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	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 2024. The site is in the Green Belt and adjacent to Calverton 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. Consideration would need to be given to other policies in the Development Plan. Carrington Lane is a narrow track so consideration would need to be given to the level of any development achievable or the need for major improvement work.
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	
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	0

G1328: Carrington Lane (land north of) Site 1

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Agricultural land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2024
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	155 homes
Site area (ha)	5.56
Developable area (ha)	5.56
Density	28 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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in 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 4 [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 low risk of flooding from surface water (0.07 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	
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 2023 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. 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	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 2024. The site is in the Green Belt and adjacent to Calverton 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. Consideration would need to be given to other policies in the Development Plan. Carrington Lane is a narrow track so consideration would need to be given to the level of any development achievable or the need for major improvement work.
SHLAA conclusion category	Site is not deliverable or developable

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

G1329: Carrington Farm

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(B) AGRICULTURAL BUILDINGS - Agricultural land and buildings	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2024
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	450 homes
Site area (ha)	15.82
Developable area (ha)	15.82
Density	28 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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in 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 5 [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 low risk of flooding from surface water (0.07 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	
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 2023 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. 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	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 2024. The site is in the Green Belt and adjacent to Calverton 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. Consideration would need to be given to other policies in the Development Plan. Carrington Lane is a narrow track so consideration would need to be given to the level of any development achievable or the need for major improvement work.
SHLAA conclusion category	Site is not deliverable or developable

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

G1330: Carrington Lane (land north of) Site 2

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Agricultural land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2024
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	140 homes
Site area (ha)	5.01
Developable area (ha)	5.01
Density	28 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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in 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 6 [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 low risk of flooding from surface water (0.07 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	
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 2023 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. 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	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 2024. The site is in the Green Belt and adjacent to Calverton 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. Consideration would need to be given to other policies in the Development Plan. Carrington Lane is a narrow track so consideration would need to be given to the level of any development achievable or the need for major improvement work.
SHLAA conclusion category	Site is not deliverable or developable

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

G1331: Carrington Lane (land north of) Site 3

Site information:

Street name	Carrington Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Agricultural land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2024
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	63 homes
Site area (ha)	2.26
Developable area (ha)	2.26
Density	28 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	New build
Construction status	Not started

Constraints:

Green Belt	Site is in 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 7 [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 low risk of flooding from surface water (0.07 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	
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 2023 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. 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	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 2024. The site is isolated in the Green Belt . Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Consideration would need to be given to other policies in the Development Plan. Carrington Lane is a narrow track so consideration would need to be given to the level of any development achievable or the need for major improvement work.
SHLAA conclusion category	Site is not deliverable or developable

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

G1336: Flatts Lane (3)

Site information:

Street name	Flatts Lane	
Locality/area	Calverton	
Ward	Calverton	
Parish	Calverton	
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Residential flat	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.04
Developable area (ha)	0.04
Density	50 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Plannning permission granted
Planning application ref	2023/0666
Planning application type	
Decision date	1 March 2024
Expiry date	1 March 2027
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 for the subdivision of the existing first-floor apartment to create two first-floor apartments, and a first floor rear extension to form a dwellinghouse together external alterations and off-street car parking spaces (2023/0666) granted in March 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	
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				