

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

**2024 update**

**Carlton**

**Published December 2024**

## Introduction

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

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

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

The SHLAA 2024 update includes:-

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

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

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

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

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

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

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

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

## G7: Meadow Road Industrial Site

### Site information:

Street name	Meadow Road	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(I) INDUSTRY - Industrial units	
Site source	Other	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	40 homes
Site area (ha)	1.18 ha
Developable area (ha)	1.18 ha
Density	34 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2018/0045
Planning application type	Outline
Decision date	Approved subject to signing of s106
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

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

Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has planning approval subject to signing of s106. Information received 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 approval subject to signing of s106 so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site where there is a resolution to grant permission subject to s106 agreement
Availability	Available now = Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Achievable = Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	Resolution to grant outline planning application for up to 40 homes (2018/0045) in October 2018 subject to the signing of the s106.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	40

## G10: Manor Farm

### Site information:

Street name	Mile End Road	
Locality/area	Carlton	
Ward	Colwick	
Parish	Colwick	
CIL zone	Zone 1	
Existing use	(Z) DERELICT LAND	
Site source	Other	
Year site added to SHLAA		2008
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.26 ha
Developable area (ha)	0.26 ha
Density	35 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission pending
Planning application ref	2023/0096
Planning application type	Outline
Decision date	Withdrawn
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and local designations within the site
Agricultural land	Site is currently derelict within urban area so no loss of agricultural land
Flooding	Site falls within area of risk of flooding from rivers - Flood Zones 2 and 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	No objection on highway grounds subject to the layout complying with current highway design guidance. It is recommended that access be taken from Colwick Manor Farm (Road) due to the use of Mile End Road by lorries. [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 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	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	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. There was a Grade II Listed Building (Colwick Manor House and adjoining stable) on site. The site has been cleared and materials salvaged for reuse. Outline planning application for residential development comprising up to 13 dwellings (2022/0634) was withdrawn in October 2022. Outline planning permission for 9 dwellings is currently pending (2023/0096).
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	30

## G14: Ashdale Nursery

### Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Nursery	
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	Outside main built up area and settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	25 homes
Site area (ha)	0.34 ha
Developable area (ha)	0.34 ha
Density	74 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently nursery 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 low risk of flooding from surface water (0.02 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 sustainability of this remote location from the main conurbation is questionable. However, as a previously developed site, there would be no objection to a minor residential development. [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	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 2008. The site boundary was amended in 2021. The site is within the Green Belt. The site is adjacent to ribbon development on Lambley Lane and Spring Lane. It is isolated from the urban area and villages. 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. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	25

## G111: Hereford Road/York Close

### Site information:

Street name	Hereford Road/York Close	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(O) OUTDOOR RECREATION - Play area	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	86/1377
Planning application type	Outline
Decision date	10 December 1986
Expiry date	10 December 1989
Type of development	New build
Construction status	Not started

### Constraints:

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

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning app
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	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 (if any) through the planning application process when a planning application submitted.

### Assessment conclusion:

Suitability	Suitable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Available = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Achievable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for a new dwelling (86/1377) lapsed in December 1989. The Council confirms the site is currently under discussion with a view to sale as residential development land.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

### Delivery information:

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

## G131: Gedling Colliery/Chase Farm

### Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(Y) LANDFILL WASTE DISPOSAL	
Site source	Local Plan	
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	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	965 homes
Site area (ha)	40.75 ha
Developable area (ha)	40.75 ha
Density	24 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H9)
Planning status	Planning permission granted
Planning application ref	Phase 1 (2015/1376) and phase 2 (2021/1294 and 2022/0200)
Planning application type	Full
Decision date	4 October 2024
Expiry date	4 October 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	Part of the site (phase 1) is currently under construction. The remainder of the site (phase 2) has extant planning

	permission. Information received through the planning application process for 2021/1294 and 2022/0200 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	Part of site (phase 1) is currently under construction so the constraints would have already been addressed through the planning application process. Part of the remainder of the site (2021/1294) has planning permission so the constraints have been addressed through the planning application process. Part of the remainder site (2022/0200) has planning approval subject to signing of s106 so the constraints have 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 identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site boundary was amended in 2022 to reflect the new road built (Colliery Way). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Full planning permission for an additional 24 homes on the remainder part of the site (2022/0200) granted in December 2023. As at 31 March 2024, 526 homes have been built. Total figure granted to date is 965 homes.
SHLAA conclusion category	<b>Site is deliverable</b>

#### 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	526
Units remaining as at 31 March 2024	439

#### 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
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61	84	84	84	84	
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## G151: Old Brickyard (1-15)

### Site information:

Street name	Old Brickyard	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Storage garages	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.19 ha
Developable area (ha)	0.19 ha
Density	37 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0602
Planning application type	Full
Decision date	1 October 2020
Expiry date	1 October 2023
Type of development	Change of use
Construction status	Under construction

### Constraints:

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

	intending to deliver the site and there is no indication of any legal or ownership impediments 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	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602). Site visit in March 2024 show flats near completion
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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



## G159: Nursery Drive (1) Plot A

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1375
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Outline planning permission for a new dwelling (2021/1375) granted in January 2022. Outline consent will lapse in January 2025 in the absence of a reserved matters submission. No reserved matters has been received.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G160: Nursery Drive (1) Plot B

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	2021/1377
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Outline planning permission for a new dwelling (2021/1377) granted in January 2022. Outline consent will lapse in January 2025 in the absence of a reserved matters submission. No reserved matters has been received.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G161: Nursery Drive (1) Plot C

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1378
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Outline planning permission for a new dwelling (2021/1378) granted in January 2022. Outline consent will lapse in January 2025 in the absence of a reserved matters submission. No reserved matters has been received.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G172: Burton Avenue (6A)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	11 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2005/0233
Planning application type	Outline
Decision date	28 April 2005
Expiry date	28 April 2008
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently residential use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of low risk of flooding from surface water (0.02 ha)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning app
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	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	Outline planning permission for a new dwelling (2005/0233) lapsed in April 2008. Information from the SHLAA 2024 consultation states that the applicant intends to develop a plot in 2025/26
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

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



## G184: Broadway East (12A)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	2019/0961
Planning application type	Full
Decision date	5 December 2019
Expiry date	5 December 2022
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.
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**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 (2019/0961). Construction commenced October 2022. Site visit in Sept 2023 shows dwelling to be nearing completion.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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

## G209: Burton Road

### Site information:

Street name	Burton Road
Locality/area	Carlton
Ward	Cavendish
Parish	
CIL zone	Zone 1
Existing use	(K) RETAILING - Snooker club, bookmakers office, bike shop and builders yard
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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	8 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	133 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2006/0202
Planning application type	Outline
Decision date	26 April 2006
Expiry date	26 April 2009
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Whole site is within an Archaeological Site of Importance
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is within the urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	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	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to consider whether development could have an impact on archaeological site of importance. 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	The site was added to the SHLAA in 2008. The site boundary was amended in 2019 to exclude the area (to the north west of the site) not owned by the Council. Outline planning permission for three dwellings (2006/0202) lapsed in April 2009. The Council are still working on proposals to redevelop the site for social housing. The shops on site have now been demolished and the Council is now progressing with a scheme for flats on site in conjunction with G1154. No planning application has yet been received.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	8

## G221: Mount Pleasant (12, Land Adj To)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.17 ha
Developable area (ha)	0.17 ha
Density	6 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0615
Planning application type	Full
Decision date	4 October 2023
Expiry date	4 October 2026
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2020/0839) granted in October 2020. An application to renew PP for the erection of a 4 bedroom bungalow was granted in October 2023 under ref. 2023/0615
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G241: Deabill Street

### Site information:

Street name	Deabill Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(O) OUTDOOR RECREATION - Recreational area and car park	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	100 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2006/0810
Planning application type	Outline
Decision date	9 November 2006
Expiry date	9 November 2009
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently recreation area and car park within the urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). 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 app
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 (if any) through the planning application process when a planning application submitted.

#### Assessment conclusion:

Suitability	Suitable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Available = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Achievable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for two dwellings (2006/0810) lapsed in November 2009. No planning application has since been received.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	4

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

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



## G365: Wood Lane (31)

### Site information:

Street name	Wood Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.18 ha
Developable area (ha)	0.18 ha
Density	6 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2003/0923
Planning application type	Full
Decision date	16 January 2004
Expiry date	16 January 2009
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	Construction work for a new chalet bungalow on site started in 2005 (2003/0923). Information from the SHLAA 2024 consultation provides the delivery rates for the site.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 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			

## G459: Lambley Lane (Willow Farm)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	190 homes
Site area (ha)	10.80 ha
Developable area (ha)	10.80 ha
Density	18 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 and trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 3 (10.80 ha), grade 3b (8.25 ha) and not surveyed (2.51 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3b and not surveyed)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high

	risk of flooding from surface water (0.10 ha), medium risk of flooding from surface water (0.16 ha) and low risk of flooding from surface water (0.37 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	There is no direct access to this site, however, the Gedling Access Road is being constructed to the Northern boundary at present and due for completion late Autumn 2021. Site would require a Transport Assessment in support of the application. Any junctions proposed onto the Gedling Access Road would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required. [Highways comments provided in 2021]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received 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. Any proposals should be designed to avoid/mitigate impacts on biodiversity. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

#### 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 boundary was amended in 2021 to exclude the housing allocation H3 and amended in 2023 to reflect the new

	Colliery Way road. The landowner has promoted a wider site, including SHLAA sites G459 and G1225 (housing allocation H3), for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	190

## G513: Woodborough Road (864))

### Site information:

Street name	Woodborough Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - dwelling	
Site source	Planning application	
Year site added to SHLAA		2009 (new permission in 2023)
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	9
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	200 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1347
Planning application type	Full
Decision date	3 February 2023
Expiry date	3 February 2026
Type of development	Conversion
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. 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 = Small site with outline planning permission
Assessment conclusion	Site has planning permission (2022/1347) for the conversion of the existing house to three flats and build seven new flats granted in February 2023.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	
Housing delivery source	
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	9

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

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

## G519: Mapperley Plains (358)

### Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement 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	Lower density settlement
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2006/1090
Planning application type	Full
Decision date	30 December 2008
Expiry date	30 December 2011
Type of development	New build
Construction status	Construction dormant

### 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.
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#### 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	Full planning permission for a replacement dwelling (2006/1090) was refused in July 2007 and an appeal lodged (APP/N3020/A/08/2061839/NWF). Appeal allowed in December 2008. Information from the previous SHLAA 2018 consultation states that the previous bungalow was demolished thus activating development. Assume construction activity on site has ceased, unless new information is provided.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

#### Delivery information:

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

## G542: Linden Grove

### Site information:

Street name	Linden Grove	
Locality/area	Carlton	
Ward	Trent Valley	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2009
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	120 homes
Site area (ha)	4.03 ha
Developable area (ha)	4.03 ha
Density	30 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H4)
Planning status	Planning permission granted
Planning application ref	2021/0694
Planning application type	Full
Decision date	15 October 2021
Expiry date	15 October 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.
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#### 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 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694). Information from the SHLAA 2023 consultation provides the delivery rates for the site.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	64
Units remaining as at 31 March 2024	56

#### 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
43	6				

## G559: Carlton Hill (381)

### Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES	
Site source	Planning application	
Year site added to SHLAA		2010
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1074
Planning application type	Full
Decision date	1 February 2021
Expiry date	1 February 2024
Type of development	Change of use
Construction status	Completed

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received 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	Site completed to return the upstairs of a commercial building back to residential use (2020/1074) in April 2024.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G725: Plains Road (88, Land Rear Of)

### Site information:

Street name	Plains Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2013
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0721
Planning application type	Full
Decision date	13 September 2021
Expiry date	13 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	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 is currently under construction so the constraints would have already been addressed through the planning application process.

### Assessment conclusion:

Suitability	Suitable = Site is currently under construction so the constraints would have already been addressed through the planning application process.
Availability	Available now = Site is currently under construction so the constraints would have already been addressed through the planning application process.
Achievability	Achievable now = Site is currently under construction so the constraints would have already been addressed through the planning application process.
Assessment conclusion	The site is currently under construction for 2no. detached two storey dwellings (2019/0721) granted in September 2021
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### Delivery information:

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

## G735: Blenheim Avenue (21 and 23)

### Site information:

Street name	Blenheim Avenue	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2013
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2017/1084
Planning application type	Full
Decision date	2 November 2017
Expiry date	2 November 2020
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.
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#### Assessment conclusion:

Suitability	Suitable = Site currently under construction
Availability	Available now = Site currently under construction
Achievability	Achievable now = Site currently under construction
Assessment conclusion	1 plot completed in September 2017 (2014/0234). The plot under (2017/1084) looks near complete from streetview (May 2023).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G782: Teal Close

### Site information:

Street name	Stoke Lane	
Locality/area	Carlton	
Ward	Trent Valley	
Parish	Stoke Bardolph	
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Planning application	
Year site added to SHLAA		2013
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	807 homes
Site area (ha)	64.69 ha
Developable area (ha)	64.69 ha
Density	12 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes - strategic site
Planning status	Planning permission granted
Planning application ref	Phase 1 (2017/0800), phase 2 (2019/0152) and phase 3 (2019/0560)
Planning application type	Reserved matters
Decision date	4 October 2024
Expiry date	4 October 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	Part of site (phases 1 and 2) is currently under construction and the remainder of the site (phase 3) 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	Part of site (phases 1 and 2) is currently under construction and the remainder of the site (phase 3) has extant planning permission 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 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2024, 414 homes have been built. 197 homes on phase 1 with 2 plots remaining and 217 homes on phase 2 have been built. Information from the SHLAA 2024 consultation provides the delivery rates for the whole site.
SHLAA conclusion category	<b>Site is deliverable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	414
Units remaining as at 31 March 2024	393

### 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
102	105	97	71	71	

## G802: Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)

### Site information:

Street name	Oakdale Road
Locality/area	Carlton
Ward	Carlton
Parish	
CIL zone	Zone 1
Existing use	(R) Residential - Garden land
Site source	Planning application
Year site added to SHLAA	2014
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.22 ha
Developable area (ha)	0.22 ha
Density	23 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0865
Planning application type	
Decision date	8 March 2024
Expiry date	8 March 2027
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for the erection of 5 detached dwellings (2023/0865) granted in March 2024
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G848: Green's Farm Lane (27)

### Site information:

Street name	Green's Farm Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND	
Site source	Other	
Year site added to SHLAA		2014
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

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

### Constraints:

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

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning 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 through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

### Assessment conclusion:

Suitability	Suitable = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Available = Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Achievable = Site with lapsed permission and no planning application submitted and no further information provided
Assessment conclusion	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and intends to develop the site following development of H3.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

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

## G925: Mapperley Plains land between Arnold Lane and Chartwell Grove

### Site information:

Street name	Mapperley Plains
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(N) NATURAL AND SEMI-NATURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2015 (new application submitted 2022)
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	29 homes
Site area (ha)	0.95 ha
Developable area (ha)	0.95 ha
Density	31 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted subject to s106
Planning application ref	2021/0934
Planning application type	Full
Decision date	Awaiting s106
Expiry date	
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a non-designated heritage asset (Great Northern Railway, Centre Railway Air Shaft, Arnold Lane)
Ecology	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 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	New planning application pending a decision. Further consideration will be given to highways issues through the planning application process.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	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.

#### Assessment conclusion:

Suitability	Suitable = Site where there is a resolution to grant permission subject to s106 agreement
Availability	Available now = Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Achievable = Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	The site boundary was amended in 2022 to reflect planning application 2021/0934. Full planning application for residential development (2021/0934) was submitted in July 2021. Approved at Planning Committee (July 2023) and pending S106.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	29

## G1039: Chase Farm, Mapperley Plains

### Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
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	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	46 homes
Site area (ha)	2.26 ha
Developable area (ha)	2.26 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission lapsed
Planning application ref	2019/0764
Planning application type	Outline
Decision date	16 September 2020
Expiry date	16 September 2023
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	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 application pending consideration so the constraints would be 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	Outline planning permission for residential development (2019/0764) granted in September 2020 and lapsed in September 2023. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2024 consultation states that the site has been sold to a developer. Delivery rates to be added when new planning application is received.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Delivery rates to be added when new planning application is received.
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	46

## G1040: Plains Road (96)

### Site information:

Street name	Plains Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Vacant scrubland	
Site source	Planning application	
Year site added to SHLAA		2017
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.51 ha
Developable area (ha)	0.51 ha
Density	18 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0737
Planning application type	Full
Decision date	22 October 2021
Expiry date	22 October 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 boundary was amended in 2022 to reflect planning permission 2021/0737. The site is currently under construction for nine dwellings (2021/0737). Full planning permission for amendments to plot 1A (2022/0774) granted in September 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1041: Queens Avenue

### Site information:

Street name	Queens Avenue	
Locality/area	Carlton	
Ward	Gedling	
Parish		
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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

### Planning status:

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

### Constraints:

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

Highways and access	Unlikely to raise objections subject to the vehicle crossing being positioned as far down Queens Drive as possible. [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 an unusual shaped plot and can accommodate 1 property. The Council's proposals to develop the site is on hold and is unlikely to come forward within 5 years.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

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

## G1057: Burton Road (148)

### Site information:

Street name	Burton Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(I) INDUSTRY - Builder's yard	
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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.23 ha
Developable area (ha)	0.23 ha
Density	17 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/1167
Planning application type	Full
Decision date	14 September 2020
Expiry date	14 September 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	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 four new dwellings (2019/1167). SHLAA 2024 consultation informs that 2 dwellings are complete.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	4

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

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

## G1062: Celia Drive (5, Land Adj To)

### Site information:

Street name	Celia Drive	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2018
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0097
Planning application type	Full
Decision date	9 April 2020
Expiry date	9 April 2023
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	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	Site is currently under construction for a new dormer bungalow (2020/0097). May 2022 street views shows dwelling very close to completion. Not GBC BC, await final certificate. Site Visit in March 2024 shows no change - assume construction is dormant
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1096: Sandford Road (23)

### Site information:

Street name	Sandford Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land (garage)	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0675
Planning application type	Outline
Decision date	13 August 2021
Expiry date	13 August 2024
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received through the 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 = Small site with outline planning permission
Assessment conclusion	Outline planning permission for two new dwellings (2021/0675) granted in August 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1117: Gardenia Grove (35)

### Site information:

Street name	Gardenia Grove	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.34 ha
Developable area (ha)	0.34 ha
Density	15 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0545
Planning application type	Full
Decision date	30 June 2022
Expiry date	30 June 2025
Type of development	New build
Construction status	Under Construction

### Constraints:

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

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. 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	Site is currently under construction for five dwellings (2022/0545) granted in June 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1134: Adj 10 Hemingway Close

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 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	Potential gradient issues [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

### Assessment conclusion:

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

### Delivery information:

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

## G1135: Wollaton Avenue

### Site information:

Street name	Wollaton Avenue	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(V) VACANT LAND PREVIOUSLY DEVELOPED - Former garage site (now demolished)	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

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

### Constraints:

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

Highways and access	No direct access to the adopted highway. Private access rights to the rear would need to be sorted out [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and adjacent to a protected open space. Highways comments state there is no direct access to the adopted highway and private access rights to the rear would need to be sorted out.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

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

## G1141: 52 Arthur Street

### Site information:

Street name	Arthur Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	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 car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

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

## G1142: 43 Arthur Street

### Site information:

Street name	Arthur Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	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 car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable. Loss of parking area may affect turning area for refuse vehicles but as it is not within the limits of adopted highway the area in question cannot be assured to remain in place [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

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

## G1143: Land Adj 60 Godfrey Street

### Site information:

Street name	Godfrey Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	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 car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination



Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

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

## G1144: Land at Margaret Crescent

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

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

### Constraints:

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

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

#### Assessment conclusion:

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

#### Delivery information:

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

## G1145: Land at Elizabeth Grove

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

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

### Constraints:

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

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

#### Assessment conclusion:

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

#### Delivery information:

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

## G1146: Land at Coronation Walk

### Site information:

Street name	Coronation Walk	
Locality/area	Carlton	
Ward	Trent Valley	
Parish		
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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.22 ha
Developable area (ha)	0.22 ha
Density	32 dwellings per hectare

### Planning status:

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

### Constraints:

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

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

### Assessment conclusion:

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

### Delivery information:

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

## G1151: Mountbatten Grove

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 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	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	Potential gradient issues [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

#### Assessment conclusion:

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

#### Delivery information:

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

## G1152: Robin Hood Carlton Allotments

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	128 homes
Site area (ha)	4.28 ha
Developable area (ha)	4.28 ha
Density	30 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is a protected open space
Agricultural land	Site is currently allotments so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Satisfactory junction with the highway network would be required, but this does not look to be achievable without 3rd party land. Even with 3rd party land, a Transport

	Assessment would need to be submitted to look at the highway related impacts of the development [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to demonstrate that the open space is surplus to requirements. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and is currently a protected open space (allotments). 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. Consideration would also need to be given to other policies in the Development Plan. Highways comments state a transport assessment would need to be submitted to look at the highway related impacts of the development on site. It is unlikely to come forward for development within 5 years.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	128

## G1154: 2b Station Road

### Site information:

Street name	Station Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Former offices (now demolished)	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.05 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	Site is adjacent to a protected open space
Agricultural land	Site is currently office use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: garage and depot
Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'

Ownership issue	Owned by a public authority. Information received through the SHLAA 2022 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Suitable = Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Not available = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Not achievable = Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. The Council confirms that the buildings on site has been demolished prior to development taking place. The Council are working on a social housing scheme in conjunction with G209
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

#### Delivery information:

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

## G1177: Main Road (17)

### Site information:

Street name	Main Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Commercial building	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0831
Planning application type	Full
Decision date	11 November 2022
Expiry date	11 November 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for erection of rear extension comprising ground floor offices with one flat above (2022/0831) granted in November 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1187: Hucknall Crescent (2A)

### Site information:

Street name	Hucknall Crescent	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 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	2020/0070
Planning application type	Full
Decision date	20 March 2020
Expiry date	20 March 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.
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**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 (2020/0070).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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

## G1194: Land East of Mapperley Plains

### Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Agricultural / arable land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2020
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	450 homes
Site area (ha)	24.4 ha
Developable area (ha)	12.4 ha
Density	36 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 contains 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). Part of site falls within area of high risk of flooding from surface water (0.19 ha), medium risk of flooding from surface water (0.37 ha) and low risk of flooding from surface water (1.14 ha). Site falls within area susceptible to groundwater flooding

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: farm
Highways and access	Site would require a Transport Assessment in support of the application. Development would require junctions onto the B684 Mapperley Plains. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required. Adjacent SHLAA sites should be linked to encourage a suitable sustainable 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	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 2020. The site boundary was amended in 2021. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site contains a Local Wildlife site, Policy LPD 18 of the Local Planning Document states that planning permission should not be granted for proposals that affect

	designated sites for nature conservation unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application and development on site would require junctions onto the B684 Mapperley Plains. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and seek to promote their site for residential development in the Greater Nottingham Strategic Plan in conjunction with G1210
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	450

**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	100	100	

## G1210: Land East of Mapperley Plains (360-368)

### Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Stables (currently redundant)	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	60 homes
Site area (ha)	2.84 ha
Developable area (ha)	2.84 ha
Density	21 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). Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.12 ha) and low risk of

	flooding from surface water (0.28 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	Development would require access onto the B684 Mapperley Plains. Any junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. A Transport Statement would be required to ascertain the proposed traffic impact. Adjacent SHL [Highways comments provided in 2021]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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 2021. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. Consideration would need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application and development on site would require access onto the B684 Mapperley Plains. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site for residential development in the Greater Nottingham Strategic Plan.

<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>
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**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	60

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

2024/25	2025/26	2026/27	2027/28	2028/29	After 2029
			20	20	

## G1212: Simkin Avenue (145)

### Site information:

Street name	Simkin Avenue	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land (garage)	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1153
Planning application type	Full
Decision date	15 January 2021
Expiry date	15 January 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	Site is currently under construction for a new dwelling (2020/1153) granted in January 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1221: Land at Gedling Wood Farm

### Site information:

Street name	Wood Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	29 homes
Site area (ha)	0.96 ha
Developable area (ha)	0.96 ha
Density	30 dwellings per hectare

### Planning status:

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

### Constraints:

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

Highways and access	There is no direct access to an adopted highway to this proposed site and the nearest public highway is Yew Tree Lane. Wood Lane from Carlton the Willows school access to the site is private unadopted highway which is substandard and would require highway improvements to Nottinghamshire County Councils highway standard to be undertaken, if possible, to enable access to the site to serve this number of dwellings [Highways comments provided in 2021]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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 = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2021. The site boundary was amended in 2023 to reflect the new Colliery Way road. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. Highway comments state that there is no direct access to an adopted highway to the site. Information from the SHLAA 2023 consultation states that the landowner wishes to continue promoting their site for residential development.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	29

## G1225: Willow Farm (site H3)

### Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
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 G459 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	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	89 homes
Site area (ha)	4.17 ha
Developable area (ha)	4.17 ha
Density	26 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H3)
Planning status	Planning permission granted (on part of site)
Planning application ref	2021/1398
Planning application type	Full
Decision date	4 April 2023
Expiry date	4 April 2026
Type of development	New build
Construction status	Not started

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site 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	Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Full planning application for 24 houses on part of the site (2021/1398) granted permission on 4th April 2023.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023 for the site not covered by planning application 2021/1398. Delivery rates to be added when planning permission granted.
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	89

### 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	11	2			15

## G1227: Carlton Hill (238)

### Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Retail store	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 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	2021/0147
Planning application type	Full
Decision date	30 April 2021
Expiry date	30 April 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	Site is currently under construction for a new dwelling (2021/0147) granted in April 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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



## G1231: Phoenix Avenue (94)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	2018/0833
Planning application type	Full
Decision date	7 May 2021
Expiry date	7 May 2024
Type of development	New build
Construction status	Under construction

### Constraints:

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

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
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**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 (2018/0833).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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

## G1232: Burton Road (163)

### Site information:

Street name	Burton Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(K) RETAILING - Retail on ground floor with flat on upper floor	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1125
Planning application type	Full
Decision date	14 June 2021
Expiry date	14 June 2024
Type of development	Change of use
Construction status	Complete

### 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	Site completed for change of use from retail unit including flat on upper floor to a single residential use (2020/1125) granted in June 2021.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1234: Lambley Lane (32, Land Rear Of)

### Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	10 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0284
Planning application type	Full
Decision date	1 November 2021
Expiry date	1 November 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	Site is currently under construction for a new dwelling (2021/0284) granted in November 2021. SHLAA 2023 response informed construction is underway
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1240: Arnold Lane (123)

### Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1120
Planning application type	Full
Decision date	12 August 2022
Expiry date	12 August 2025
Type of development	New build
Construction status	Under construction

### Constraints:

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

	application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. 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	Site is under construction for a replacement dwelling with two dwellings, net gain of one dwelling (2021/1120) granted in August 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates for planning application 2021/1120
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					



## G1250: Westdale Lane West (437)

### Site information:

Street name	Westdale Lane West	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(C) COMMUNITY BUILDINGS - Osteopaths practice	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1229
Planning application type	Full
Decision date	16 December 2021
Expiry date	16 December 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 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 from ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2022 consultation states the site is on the market and decision to whether the conversion to residential or keep as mixed as mixed use will be up to the new owner. Assume one year delay in lead-in times.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1262: Land to east of Teal Close

### Site information:

Street name	Stoke Lane	
Locality/area	Carlton	
Ward	Trent Valley	
Parish	Stoke Bardolph	
CIL zone	Zones 1 and 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2022
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	1,110 homes
Site area (ha)	87.75 ha
Developable area (ha)	87.75 ha
Density	13 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of several non-designated heritage assets in Stoke Bardolph. Site is partially within an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space to the north, adjacent to two Local Wildlife Sites to the south and Netherfield Lagoons Local Nature Reserve to the south
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (77.27 ha) and Flood Zone 3 (22.80 ha). Part of site falls within area of low risk of flooding from surface

	water (0.44 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: former farm, gravel pit, railway land and sewage sludge disposal
Highways and access	The surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. Stoke Lane, at this location is rural in nature and it would need to be upgraded to allow for future residential development of this scale. Surrounding roads would also need to be assessed to ensure that they could accommodate any additional traffic which as stated is already heavily congested. The site would require a Transport Assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area. If the site is pursued sustainable means of transport including bus services need to be considered. Any design including new junctions off Stoke Lane would need to comply with Nottinghamshire County Councils Highway Design Guide. [Highways comments provided in 2022]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information submitted through the SHLAA process suggests 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	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. 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 3a. A flood risk assessment would be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

#### Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2022. The site is in the Green Belt and adjacent to existing strategic site Teal Close in the Aligned Core Strategy currently under construction (SHLAA site G782). The site is also adjacent to two Local Wildlife Sites and Netherfield Lagoons Local Nature Reserve. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As part of the site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site 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 several non-designated heritage assets, 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. Highway comments state that the surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. The site would require a transport assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area. SHLAA 2024 response indicates the landowner wishes to remain on the database.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	1110

#### 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
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			50	50	1000
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## G1268: Forester Road (32A)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	6 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	80 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0848
Planning application type	Full
Decision date	1 July 2022
Expiry date	1 July 2025
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 to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission (2021/0848) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Site visit
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	6

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

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



## G1279: The Elwes Arms

### Site information:

Street name	Oakdale Road	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Garden of public house	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	50 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0832
Planning application type	Full
Decision date	6 October 2022
Expiry date	6 October 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2022/0832) granted in October 2022. SHLAA 2023 consultation response states site has been sold to a developer.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1280: Second Avenue (92)

### Site information:

Street name	Second Avenue	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0972
Planning application type	Full
Decision date	17 October 2022
Expiry date	17 October 2025
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 to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

**Assessment conclusion:**

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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

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

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

## G1286: Perlethorpe Crescent (1)

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0900
Planning application type	Full
Decision date	7 December 2022
Expiry date	7 December 2025
Type of development	New build
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2022/0900) granted in December 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

## G1291: Nursery Drive (3)

### Site information:

Street name	Nursery Drive	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - dwelling/garden land	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1311
Planning application type	Full
Decision date	1 February 2023
Expiry date	1 February 2026
Type of development	New build
Construction status	Not started

### Constraints:

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

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	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	Outline planning permission (2022/1311) granted for erection of two dwellings following removal of existing detached bungalow granted in February 2023. No reserved matters application has been received as of yet.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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



## G1295: Breck Hill Road (146)

### Site information:

Street name	Breck Hill Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	150 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1420
Planning application type	Full
Decision date	13 March 2023
Expiry date	13 March 2026
Type of development	New build
Construction status	Under construction

### Constraints:

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

	intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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 completed in May 2024 for the demolition of the existing house and replacement with 2.5 storey apartment block granted in March 2023 (2021/1420).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Building Control
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	8

#### 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
8					

## G1315: Victoria Road (23-25)

### Site information:

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

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0500
Planning application type	Full
Decision date	7 September 2023
Expiry date	7 July 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 to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission (2023/0500) for part change of use from Class E, to Residential C3. (Rear of property only). Granted September 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### Delivery information:

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

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

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

## G1318: Westdale Lane East (16 Westdale Balti)

### Site information:

Street name	Westdale Lane East	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 1	
Existing use	(S) STORAGE AND WAREHOUSING - Ground floor store	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.09
Developable area (ha)	0.09
Density	11 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0734
Planning application type	Full
Decision date	11 September 2023
Expiry date	11 September 2026
Type of development	Change of use
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission (2021/0734) for change of use of rear ground floor store to be incorporated into the existing ground floor flat to create a one bedroom flat with external steel staircase. Granted September 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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

## G1319: Carlton Hill (299 Carlton Fryer)

### Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(S) STORAGE AND WAREHOUSING - Outbuildings for storage	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0288
Planning application type	Full
Decision date	22 September 2023
Expiry date	22 September 2026
Type of development	Conversion
Construction status	Not started

### Constraints:

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

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

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission (2023/0288) for conversion of outbuildings to 2 bed living accommodation. Granted in September 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

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

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

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



## G1322: Burton Road (58-60)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01
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	2023/0616
Planning application type	
Decision date	5 October 2023
Expiry date	5 October 2026
Type of development	New build
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 to the development of the site.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

#### Assessment conclusion:

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Site completed for proposed 2-bed detached bungalow (2023/0616) granted in October 2023 and completed in April 2024.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

#### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Building Control
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					

## G1334: The Elms (9)

### Site information:

Street name	The Elms	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden	
Site source	Planning application	
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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03
Developable area (ha)	0.03
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Plannning permission granted
Planning application ref	2023/0601
Planning application type	Full
Decision date	9 February 2024
Expiry date	9 February 2027
Type of development	New build
Construction status	Not started

### Constraints:

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

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

**Assessment conclusion:**

Suitability	Suitable = Site with outline or detailed planning permission
Availability	Available now = Site with outline or detailed planning permission
Achievability	Achievable now = Small site with outline planning permission
Assessment conclusion	Full planning permission granted for the erection of a detached dwellinghouse (2023/0601) granted in February 2024
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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