

Strategic Housing Land Availability Assessment (SHLAA)

2024 update

Hucknall

Published December 2024

Introduction

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

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

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

The SHLAA 2024 update includes:-

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

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

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

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

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

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

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

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

G460: Hayden Lane

Site information:

Street name	Hayden Lane	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
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)	131 homes
Site area (ha)	5.99 ha
Developable area (ha)	5.99 ha
Density	23 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H10)
Planning status	Planning application pending a decision subject to s106
Planning application ref	2022/0501
Planning application type	Full
Decision date	Pending consideration
Expiry date	
Type of development	New build
Construction status	Not started

Constraints:

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

Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received from 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 is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Site has planning application pending consideration so the constraints would be addressed through the planning application process.

Assessment conclusion:

Suitability	Suitable = Existing housing allocation
Availability	Available now = Existing housing allocation
Achievability	Achievable = Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 120 homes in the Local Planning Document (site H10). Full planning application for 135 homes was approved at Planning Committee in October 2023 subject to s106 (2022/0501). Information from the SHLAA 2024 consultation provides the delivery rates for the site.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	131

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
21	36	36	36	36	

G463: North of Papplewick Lane

Site information:

Street name	Papplewick Lane	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
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)	255 homes
Site area (ha)	9.96 ha
Developable area (ha)	7.87 ha
Density	32 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes - strategic site
Planning status	Planning permission granted
Planning application ref	2017/0201 (reserved matters) and 2020/0258 (full)
Planning application type	Full
Decision date	7 October 2024
Expiry date	7 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.
------------------------	---

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 up to 300 homes in the Aligned Core Strategy. The site is currently under construction for 255 homes including an additional 18 homes (2017/0201 and 2020/0258). As at 31 March 2024, 246 homes have been built. New planning permission approved at planning committee subject to s106 on land to the west for 30 homes off Marion Avenue (2023/0233) in March 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Based on past build-out rates
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	246
Units remaining as at 31 March 2024	9

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

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

G989: Top Wighay Farm (ACS strategic site)

Site information:

Street name	Wighay Road	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Local Plan	
Year site added to SHLAA		2016
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	801 homes
Site area (ha)	43.66 ha
Developable area (ha)	43.66 ha
Density	18 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes - strategic site
Planning status	Planning permission granted
Planning application ref	2020/0050
Planning application type	Outline
Decision date	25 March 2022
Expiry date	25 March 2025
Type of development	New build
Construction status	38 plots built. Work not started for the remainder of the site

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	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 = Medium/large site with outline planning permission with evidence that housing completions will begin on site within five years
Assessment conclusion	The site is allocated for 1,000 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022. A reserved matters application from was approved in October 2024 for 763 dwellings (2023/0872).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	Yes
Housing delivery source	Based on information from the SHLAA consultation response 2022
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	763

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
	100	100	100	100	363

G1155: Top Wighay Farm (safeguarded land)

Site information:

Street name	Wighay Road	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	710 homes
Site area (ha)	52.28 ha
Developable area (ha)	52.28 ha
Density	17 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	Part of the site is in the Green Belt (7.81 ha)
Heritage assets	Site is within the setting of a Scheduled Monument (Annesley Motte and Bailey Castle). Non-designated heritage asset within the site (List No. 80 "Archaeological Remains Potential Pre-historic to Roman settlement, Top Wighay Farm")
Ecology	Part of site is a Local Wildlife Site
Agricultural land	Agricultural land grade 2 (40.72 ha), grade 3 (11.51 ha), grade 3a (7.76 ha), grade 3b (41.93 ha), other (1.65 ha) and not surveyed (0.07 ha) [Source: Provisional Agricultural Land Classification (for grades 2 and 3) and

	Post-1988 Agricultural Land Classification (for grade 3a, grade 3b, other and not surveyed)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding from surface water (0.37 ha), medium risk of flooding from surface water (0.76 ha) and low risk of flooding from surface water (5.55 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 and former brick works
Highways and access	Site would require a Transport Assessment in support of the application. Development should be through Top Wighay site to the west. 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. [Highways comments provided in 2020]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. Any proposals should be designed to avoid/mitigate impacts on biodiversity. Please contact Natural England for detailed advice for development proposals that are likely to cause the loss (or likely cumulative loss) of 20 ha or more of best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. A 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. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Could be suitable = Site designated as safeguarded land
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner

Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	<p>The site was added to the SHLAA in 2019. The site boundary was amended in 2020 to only include the safeguarded land and the land to the south of the safeguarded land. A small part of the site (southern area) falls within the Green Belt and the remainder of the site currently falls part of the designated safeguarded land ("Top Wighay Farm, Hucknall") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site falls within the setting of Annesley Motte and Bailey Castle Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site contains a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. As the site is part of 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. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application. The landowner has promoted the site together with adjacent strategic site Top Wighay Farm in the Aligned Core Strategy (SHLAA site G989) for residential development through the Greater Nottingham Strategic Plan Growth Options consultation.</p>
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	710

G1160: Top Wighay Farm (additional land)

Site information:

Street name	Wighay Road	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	375 homes
Site area (ha)	14.99 ha
Developable area (ha)	14.99 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	Part of the site is in the Green Belt (12.50 ha)
Heritage assets	Site is within the setting of a Scheduled Monument (Annesley Motte and Bailey Castle)
Ecology	Part of site is a Local Wildlife Site
Agricultural land	Agricultural land grade 2 (1.12 ha), grade 3 (18.87 ha), grade 3b (3.12 ha), other (0.74 ha) and not surveyed (7.26 ha) [Source: Provisional Agricultural Land Classification (for grades 2 and 3) and Post-1988 Agricultural Land Classification (for grade 3b, other and not surveyed)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: gravel pit
Highways and access	Site would require a Revised Transport Assessment in support of any application. Development should be through Top Wighay site to the west. Developers should aim to provide multiple points of vehicular access onto the wider highway network where land availability and where the external road network permits, therefore a further access should be investigated that leads onto the A611. 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. Priority for Non motorised users must be taken into consideration along with accessible bus facilities [Highways comments provided in 2023]
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. 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 should be used to assess the loss of best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Could be suitable = Greenfield site (e.g. open space) within the urban area or settlement
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2019. The site boundary was amended in 2020 to only include a small part of the safeguarded land (to the left) and the land to the north of the

	<p>safeguarded land. A small part of the site currently falls within part of the designated safeguarded land ("Top Wighay Farm, Hucknall") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. The remainder of the site falls within the Green Belt. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site falls within the setting of Annesley Motte and Bailey Castle Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As part of the site is 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. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application..</p>
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	375

G1220: Land at Hayden Lane

Site information:

Street name	Hayden Lane	
Locality/area	Hucknall	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	450 homes
Site area (ha)	29.62 ha
Developable area (ha)	29.62 ha
Density	17 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 adjacent to Linby Conservation Area. Site is within the setting of several Grade II Listed Buildings at The Old Rectory, Glebe Boundary Marker 110 metres South East of the Old Rectory, Glebe Boundary Marker 150 metres South East of the Old Rectory
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Agricultural land grade 2 [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	Site would require a Transport Assessment in support of the application. Improvements would be required to Hayden Lane if access is proposed from the highway fronting the development site. Access arrangements would also be required onto Linby Lane. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required. [Highways comments provided in 2021]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. Please contact Natural England for detailed advice for development proposals that are likely to cause the loss (or likely cumulative loss) of 20 ha or more of best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Could be suitable = Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2021. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. The site is in the Green Belt and located adjacent to Hucknall and also located close to but not immediately adjacent to Linby village. The site adjoins housing allocation site H10 in the Local Planning Document (SHLAA site G460).

	Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is within the setting of Grade II Listed Buildings and a Registered Park and Garden, any proposals on the site should accord with Policy LPD 27 and Policy LPD 29 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan, including Linby Parish Neighbourhood Development Plan. Highway comments state that due to the scale of development, highway and transport infrastructure improvements would be required. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site could be suitable

Delivery information:

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