

Strategic Housing Land Availability Assessment (SHLAA)

2024 update

Papplewick

Published December 2024

Introduction

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

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

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

The SHLAA 2024 update includes:-

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

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

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

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

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

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

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

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

Assessment of SHLAA sites

The following SHLAA sites have been assessed:-

G764: Land adj. to 115 Mansfield Road

Site information:

Street name	Mansfield Road
Locality/area	Papplewick
Ward	Newstead Abbey
Parish	Papplewick
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL LAND - Grazing for horses
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2013
Brownfield or greenfield status	Agricultural land
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5-6 self-build/custom build/eco homes or 10-12 modest dwellings
Site area (ha)	0.62 ha
Developable area (ha)	0.62 ha
Density	19 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Access from Mansfield Road. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Not suitable = Isolated land in the Green Belt
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2013. The site is in the Green Belt. The site is part of ribbon development on Mansfield Road and it is isolated from the urban area and villages as well as local facilities (e.g. shops). 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. Information from the SHLAA 2024 consultation states that the landowner wishes to continue promoting their site.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	12

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
4					

G1131: Land adj to Griffins Head Public House

Site information:

Street name	Moor Road	
Locality/area	Papplewick	
Ward	Newstead Abbey	
Parish	Papplewick	
CIL zone	Zone 3	
Existing use	(K) RETAILING - Public house beer garden	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2019 (resubmitted in 2022)
Brownfield or greenfield status		
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	22 homes
Site area (ha)	1.22 ha
Developable area (ha)	1.22 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	Listed Building Grade II (The Griffin's Head) on the north part of the site. North part of site (i.e. The Griffin's Head public house) falls within a Conservation Area. Site is within the setting of a Listed Building Grade II (Number 1 and The Barn)
Ecology	Majority part of the site is a protected open space and a Local Green Space. The north of the site contains trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]

Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of low risk of flooding from surface water (0.06 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	A priority junction should be located on Moor Road to serve the site and should be designed to Nottinghamshire County Councils current highway design standards. 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 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 demonstrate that the open space is surplus to requirements. Very special circumstances required to allow development on site designated as Local Green Space. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 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 2019 and resubmitted in 2022. The site falls in the Green Belt, the majority of the site is currently a protected open space and Local Green Space and the site partly falls within a Conservation Area and falls within the setting of Listed Buildings, including one on site. 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. As the site falls partly within Papplewick

	<p>Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site contains a Listed Building and also falls within the setting of a Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the majority of the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. The site also falls within a Local Green Space "Land to the Rear of the Griffin's Head Public House" in the Papplewick Neighbourhood Plan. Policy 1 of the Papplewick Neighbourhood Plan states new development will not be allowed other than in very special circumstances. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2024 consultation states that the landowner wishes their site to remain on the SHLAA database</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	22

G1178: Forest Farm

Site information:

Street name	Mansfield Road
Locality/area	Papplewick
Ward	Newstead Abbey
Parish	Papplewick
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL LAND - Arable farmland
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2020
Brownfield or greenfield status	Agricultural land
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	2,585 homes
Site area (ha)	186.06 ha
Developable area (ha)	68.15 ha
Density	38 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of Listed Buildings Grade II Boundary Stone North of Pumping Station Reservoir, Howe Plantation Obelisk, 70 metres North East of Woodland Grange, Boundary Stone, 30 metres North of Howe Plantation Obelisk and other Listed Buildi
Ecology	Site contains several Local Wildlife Sites
Agricultural land	Agricultural land grade 3 (139.99 ha) and non-agricultural (30.28 ha) [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of high risk of flooding from surface water (0.11 ha), medium risk of flooding from

	surface water (0.49 ha) and low risk of flooding from surface water (3.77 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, railway land, water works and substation
Highways and access	This site is not in a sustainable area and it would be difficult to promote walking, cycling and other modes of public transport. Site would require a Transport Assessment in support of the application. Development would require a number of junctions onto the highway network. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, significant highway and transport infrastructure improvements would be required. [Highways comments provided in 2020]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2022 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. 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. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Not suitable = Isolated land in the Green Belt
Availability	Available = Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Achievable = Site promoted through SHLAA or Council's call for sites by landowner

Assessment conclusion	<p>The site was added to the SHLAA in 2020. The site is in the Green Belt and is in an isolated location. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. As the site is within the setting of several Listed Buildings and adjacent to both a Scheduled Monument and a Registered Park & Garden, any proposals on the site should accord with Policy LPD 27, Policy LPD 29 and Policy LPD 30 of the Local Planning Document. As the site falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site contains a non-designated heritage asset and within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. As the site contains several Local Wildlife sites, 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 is not in a sustainable area and it would be difficult to promote walking, cycling and other modes of public transport. Site would require a transport assessment in support of the application. 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 to continue promoting their site for residential development.</p>
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2024?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2024	0
Units built as at 31 March 2024	0
Units remaining as at 31 March 2024	2585

G1310: Mansfield Road (169)

Site information:

Street name	Mansfield Road	
Locality/area	Papplewick	
Ward	Newstead Abbey	
Parish	Papplewick	
CIL zone	Zone 3	
Existing use	(S) STORAGE AND WAREHOUSING - Commercial storage	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Commercial storage	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.36
Developable area (ha)	0.36
Density	14 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0581
Planning application type	Full
Decision date	28 July 2023
Expiry date	28 July 2023
Type of development	New build
Construction status	Not started

Constraints:

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

	intending to deliver the site and there is no indication of any legal or ownership impedime
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 (2020/0581) for demolition of buildings (single storey arched and flat roof structures) and erection 5no. 3 bedroom bungalows including associated works. Granted July 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

