



Strategic Housing Land Availability Assessment (SHLAA)

2023 update

Arnold

Published December 2023

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 2023 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 2023.
- Sites granted planning permission prior to 31 March 2023.
- 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 2023 to 31 September 2023) 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 2023 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 2023 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

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G16: Podders

Site information:

Street name	Nottingham Road	
Locality/area	Arnold	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Lambley	
Existing use	(I) INDUSTRY - Vehicle dismantling depot	
Site source	Submitted by landowner, developer or agent	
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	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.57 ha
Developable area (ha)	0.57 ha
Density	12 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 industry use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: scrap yard

Highways and access	A residential development is achievable. However, the sustainability of this remote location from the main conurbation is questionable. [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 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	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	Isolated land in the Green Belt
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008. The site is on brownfield land within 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. One of the exceptions to this includes limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. Consideration would need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	7

G18: Rolleston Drive

Site information:

Street name	Rolleston Drive	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(J) OFFICES - Site cleared and vacant	
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	Large site (50+ dwellings)
Dwelling capacity (net)	131 homes
Site area (ha)	3.64 ha
Developable area (ha)	3.64 ha
Density	36 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H1)
Planning status	Planning permission granted
Planning application ref	2020/1054
Planning application type	Full
Decision date	31 August 2021
Expiry date	31 August 2024
Type of development	New build
Construction status	Under construction

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	The site is allocated for 140 homes in the Local Planning Document (site H1). The site is currently under construction for 131 factory-built affordable homes (2020/1054).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	10
Units remaining as of 31 March 2023	121

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
60	61				

G48: Lodge Farm Lane

Site information:

Street name	Lodge Farm Lane
Locality/area	Arnold
Ward	Redhill
Parish	
CIL zone	
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)	148 homes
Site area (ha)	7.31 ha
Developable area (ha)	7.31 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H5)
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2018/0347
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 from the SHLAA 2023 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site has planning approval subject to signing of s106 so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site where there is a resolution to grant permission subject to s106 agreement
Availability	Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106. The landowner has promoted a wider site, including SHLAA sites G48 and G462, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 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 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	148

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
		10	15	15	70

G49: Brookfields Garden Centre

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(K) RETAILING - Brookfields Garden Centre, two dwellings and employment units	
Site source	Submitted by landowner, developer or agent	
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	Large site (50+ dwellings)
Dwelling capacity (net)	90 homes
Site area (ha)	3.52 ha
Developable area (ha)	3.52 ha
Density	26 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H2)
Planning status	Planning permission granted (on part of site)
Planning application ref	2017/0155
Planning application type	Full
Decision date	26 March 2020
Expiry date	26 March 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	Not owned by a public authority.

Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	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 90 homes in the Local Planning Document (site H2). Outline planning permission for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre) (2017/0155) granted in March 2020. No planning application has been received for the remainder of the site. SHLAA 2023 consultation response informed that the land ownership has changed and the new owner does not intend to develop the site for housing. However, the site will remain on the SHLAA database until planning permission for extension is granted.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Delivery rates to be added when planning application is submitted or permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	90

G50: Killisick Lane

Site information:

Street name	Strathmore Road	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
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)	45 homes
Site area (ha)	2.41 ha
Developable area (ha)	2.41 ha
Density	23 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2020 to exclude the Green Belt land. The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G871, G872, G873 and G1032. The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The SHLAA 2023 consultation informs that a planning application on this part of the allocation.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	45

G51: Howbeck Road (Land East)

Site information:

Street name	Howbeck Road	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
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)	164 homes
Site area (ha)	7.69 ha
Developable area (ha)	7.69 ha
Density	21 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H7)
Planning status	Planning permission granted
Planning application ref	2019/0213
Planning application type	Full
Decision date	12 October 2020
Expiry date	12 October 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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	The site is allocated for 205 homes in the Local Planning Document (site H7) together with SHLAA site G671. The site is currently under construction for 164 homes (2019/0213). As at 31 March 2023, 89 homes have been built.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	89
Units remaining as of 31 March 2023	75

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
48	27				

G69: Sunnyholme

Site information:

Street name	Greendale Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(S) STORAGE AND WAREHOUSING - Haulage (ceased)	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 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)	4 homes
Site area (ha)	0.29 ha
Developable area (ha)	0.29 ha
Density	14 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0108
Planning application type	Full
Decision date	11 April 2022
Expiry date	11 April 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	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 under construction so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is under construction
Availability	Site is under construction
Achievability	Site is under construction
Assessment conclusion	Full planning permission for four new dwellings (2022/0108) granted in April 2022. Street view (May 2022) shows a start on site has been made.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	4

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2	2				

G119: Marlborough Road (34, Land Adj To)

Site information:

Street name	Marlborough Road	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone		
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Scrubland	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 2022)
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
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	2021/0747
Planning application type	Outline
Decision date	13 August 2021
Expiry date	13 August 2024
Type of development	New build
Construction status	Under Construction

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	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 under construction so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for two new dwellings (2021/0747). Satellite imagery (May 22) confirms works on site has commenced.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
		2			

G147: Mansfield Road (231-233, Land Rear Of)

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
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)	3 homes
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	Lapsed permission
Planning application ref	2004/0561
Planning application type	Outline
Decision date	17 May 2004
Expiry date	17 May 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	Site is adjacent to trees protected by Tree Preservation Orders
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)
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 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	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 erection of two bungalows (2004/0561) lapsed in May 2009. Information from the SHLAA 2023 consultation states the information provided through the previous SHLAA consultations remain unchanged, which indicates the site could be developable. The landowners state that the site could yield at least three dwellings based on 30 dwellings per hectare. If the adjoining land (with access) became available it would be a further four or more dwellings.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

G223: Maidens Dale (24, Land North)

Site information:

Street name	Maidens Dale
Locality/area	Arnold
Ward	Daybrook
Parish	
CIL zone	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Open space
Site source	Planning application
Year site added to SHLAA	2008 (resubmitted in 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	Lapsed permission
Planning application ref	2006/0458
Planning application type	Outline
Decision date	20 July 2006
Expiry date	20 July 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 open space 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	Highway records show this as an adopted highway area and any proposed future development would need to be addressed by a developer/applicant. [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 2023 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	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	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 and resubmitted in 2019. The site is within the urban area. The Council intends to dispose of the site.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G238: Acton Road (66, Land Adj To)

Site information:

Street name	Acton Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008 (new permisison in 2022)
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0344
Planning application type	Full
Decision date	17 August 2022
Expiry date	17 August 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for two dwellings (2022/0344) granted in August 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G351: Calverton Road

Site information:

Street name	Calverton Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Planning application	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	61 homes
Site area (ha)	2.89 ha
Developable area (ha)	2.89 ha
Density	21 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	(2019/1117)
Planning application type	Full
Decision date	8 August 2022
Expiry date	8 August 2025
Type of development	New build
Construction status	59 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	Not owned by a public authority. Plots 49 and 62 have extant planning permission. Information received through the planning

	application process indicates that the landowners are intending to deliver their plots and there is no indication of any legal or ownership impediments to the development of the plots.
Overcoming constraints	Plots 49 and 62 have planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Remaining two plots on site - plots 49 and 62. Full planning permission for 1 detached dwelling on plot 49 (10 Glanton Way) (2020/1002) granted in August 2022. Full planning permission for 1 detached dwelling on plot 62 (9 Shotton Drive) (2019/1117) granted in January 2020. SHLAA 2023 response indicates construction may be dormant due to high build costs and interest rates.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	59
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1	1				

G462: Land off Lodge Farm Lane

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008 (resubmitted in 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)	707 homes
Site area (ha)	58.37 ha
Developable area (ha)	20.20 ha
Density	35 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park)
Ecology	Site is adjacent to a protected open space
Agricultural land	Agricultural land grade 2 (51.14 ha), grade 3 (7.24 ha), grade 3a (8.33 ha), grade 3b (3.87 ha) and not surveyed (0.08 ha) [Source: Provisional Agricultural Land Classification (for grade 2 and grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, 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 (0.89 ha), medium risk of flooding from surface water (1.37 ha) and low risk of flooding from surface water (3.27 ha). Part of site falls within area susceptible to groundwater flooding
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: farm, former landfill, Ibstock brick works, garage & depot
Highways and access	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. 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	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008 and resubmitted in 2019. The site is in the Green Belt and adjacent to the urban area. The site is adjacent to a housing allocation site H5 ("Lodge Farm Lane") and is adjacent to a land designated as safeguarded land (protected) ("Lodge Farm Lane, Arnold") in the Local Planning Document which means the site is protected from development as it is not suitable and/or available for development. Also the site is adjacent to Ibstock Brickworks at Dorket Head designated for retention of employment and employment uses in the Local Planning Document. 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 Cockpit Hill, Ramsdale Park Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Highways comments states the

	development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane and it is difficult to see where appropriate traffic mitigation can be introduced. Consideration would also need to be given to other policies in the Development Plan. The landowner has promoted the site together with adjacent SHLAA site G48 for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation states that subject to the Local Plan Review to make amendments to the Green Belt boundaries, to enable those sites be brought forward, then development could start in 2028.
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	707

G477: Daybrook Laundry

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
Existing use	(I) INDUSTRY	
Site source	Planning application	
Year site added to SHLAA		2009
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)	45 homes
Site area (ha)	0.93 ha
Developable area (ha)	0.93 ha
Density	48 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (X1)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received through the Local Plan 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 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1).
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Delivery rates to be added when planning application is submitted or permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	45

G612: Maitland Road (Garage)

Site information:

Street name	Maitland Road	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone		
Existing use	(K) RETAILING - Commercial garage	
Site source	Planning application	
Year site added to SHLAA		2011
Brownfield or greenfield status		Brownfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	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	Planning permission granted
Planning application ref	2010/0240
Planning application type	Full
Decision date	24 May 2010
Expiry date	24 May 2013
Type of development	New build
Construction status	Construction dormant

Constraints:

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

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site where construction activity has ceased
Availability	Site where construction activity has ceased
Achievability	Site where construction activity has ceased
Assessment conclusion	Construction work on site started in 2011 (2010/0240). No information indicates that site is now fully built. Assume construction activity on site has ceased, unless new information is provided.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

G626: Fairacre and Mapperley Plains (335)

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2011
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 homes
Site area (ha)	0.32 ha
Developable area (ha)	0.32 ha
Density	34 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0727
Planning application type	Reserved matters
Decision date	9 September 2021
Expiry date	9 September 2024
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Reserved matters for the replacement of two existing dwellings for 11 dwellings, net gain of nine dwellings (2021/0727) granted in September 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	9

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	9				

G671: Extension of Howbeck Road

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(N) NATURAL AND SEMI-NATURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2012
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	60 homes
Site area (ha)	2.03 ha
Developable area (ha)	2.03 ha
Density	30 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H7)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 205 homes in the Local Planning Document (site H7) together with SHLAA site G51. SHLAA site G51 is currently under construction for 164 homes (2019/0213). No planning application has been received for this site. Information from the SHLAA 2023 consultation indicates that an exchange of contracts between the landowner and house builder is imminent. A full application is expected Q3/Q4 of 2023/24.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Delivery rates to be added when planning application is submitted or permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	60

G778: Land to the west of the A60 Redhill

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Bestwood Village	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2013
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	157 homes
Site area (ha)	8.07 ha
Developable area (ha)	8.07 ha
Density	19 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (X3)
Planning status	Planning application pending a decision
Planning application ref	2021/0072
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. Planning application submitted and pending consideration.

	Information received from the SHLAA 2023 consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site has planning application pending consideration so the constraints would be addressed through the planning application process.

Assessment conclusion:

Suitability	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 150 homes in the Local Planning Document (site X3). Full planning application for 157 homes was submitted in January 2021 and pending consideration (2021/0072). Information from the SHLAA 2023 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 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	157

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	36	48	48	12	

G820: Byron House

Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(J) OFFICES	
Site source	Planning application	
Year site added to SHLAA		2014 (new permission in 2022)
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)	12 homes
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	240 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0319PN
Planning application type	Prior Approval
Decision date	13 May 2022
Expiry date	13 May 2025
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	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 under construction so the constraints have been addressed through the planning application process
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Assessment conclusion:

Suitability	Site is under construction
Availability	Site is under construction
Achievability	Site is under construction
Assessment conclusion	The site has permitted development rights for change of use from first and second floor offices to 12 residential flats (2022/0319PN). Decision date is May 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	12

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
12					

G851: Kenneth Road

Site information:

Street name	Kenneth Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Amenity space	
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)	3 homes
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	25 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	Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders.
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 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site where construction activity has ceased
Achievability	Site where construction activity has ceased
Assessment conclusion	Remaining three plots on site. The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database and intends to develop three plots around 2026/27.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

G871: Killisick Lane (site 1)

Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
Existing use	(G) ROUGH GRASSLAND AND BRACKEN	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	85 homes
Site area (ha)	2.27 ha
Developable area (ha)	2.27 ha
Density	37 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2021 to exclude the Hobbucks. Site is allocated for 230 dwellings in the Local Planning Document (site H8) together with SHLAA sites G50, G872, G873 and G1032.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	85

G872: Killisick Lane (site 2)

Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	20 homes
Site area (ha)	1.01 ha
Developable area (ha)	1.01 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G50, G871, G873 and G1032. GBC have signed off to advertise the disposal of the site.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	20

G873: Killisick Lane (site 3)

Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	55 homes
Site area (ha)	2.73 ha
Developable area (ha)	2.73 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site boundary was amended in 2021 to exclude SHLAA site G1137. Site is allocated for 230 dwellings in the Local Planning Document (site H8) together with SHLAA sites G50, G872, G873 and G1032. GBC have signed off to advertise the disposal of the site.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	55

G882: Beech Avenue (35, Land Adj To)

Site information:

Street name	Beech Avenue	
Locality/area	Arnold	
Ward	Porchester	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	43 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2015/1037
Planning application type	Full
Decision date	26 October 2015
Expiry date	26 October 2018
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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for three detached dwellings (2015/1037). Site visit in April 2022 indicates three dwellings are almost complete.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Site visit
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
3					

G932: Newcombe Drive (4)

Site information:

Street name	Newcombe Drive	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2016 (new permisison in 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)	0.02 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	2021/1331
Planning application type	Full
Decision date	28 February 2022
Expiry date	28 February 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	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 under construction so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2021/1331). SHLAA 2023 response informed construction has started.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G977: Extension to Stockings Farm

Site information:

Street name	Lodge Farm Lane	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2016 (resubmitted in 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)	81 homes
Site area (ha)	3.72 ha
Developable area (ha)	3.72 ha
Density	22 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 more than one protected open space
Agricultural land	Agricultural land grade 2 (0.32 ha), grade 3 (3.40 ha), grade 3a (1.57 ha) grade 3b (2.07 ha) and not surveyed (0.08 ha) [Source: Provisional Agricultural Land Classification (for grade 2 and grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, 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 susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: former landfill
Highways and access	Development of this site alongside SHLAA site 6/48 would increase the level of development to 300. It is considered that access onto A60 Mansfield Road with a secondary access through the adjacent Stockings Farm site is acceptable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2006 and resubmitted in 2019. The site boundary was amended in 2019. 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. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database and will continue promoting their site for residential development in the Greater Nottingham Strategic Plan.
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0

Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	81

G1032: Killisick Lane (site 4)

Site information:

Street name	Killisick Lane	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	15 homes
Site area (ha)	0.52 ha
Developable area (ha)	0.52 ha
Density	29 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (part of H8)
Planning status	No planning application
Planning application ref	
Planning application type	
Decision date	
Expiry date	
Type of development	
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Owned by a public authority. Site is allocated in the Local Plan. Information received from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site 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	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 230 homes in the Local Planning Document (site H8) together with SHLAA sites G50, G871, G872 and G873. See SHLAA site G50 for the delivery rates for the allocation site.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	See SHLAA site G50 for the delivery rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	15

G1034: Derwent Crescent

Site information:

Street name	Derwent Crescent	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garages	
Site source	Other	
Year site added to SHLAA		2017
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)	0.55 ha
Developable area (ha)	0.55 ha
Density	16 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 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)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The Highway Authority is unlikely to raise an objection in principle subject to any new road layout and visibility requirements conforming to 6C's Design Guide standards. Vehicular access onto Gedling Road should be avoided and adequate provision should be made for car parking. [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 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	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	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 owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes. The garages are owned by individual leaseholders and each lease needs to be amended for the sale of the garages to a developer before any works can take place. Information from the SHLAA 2023 response states leaseholders are not currently in a position to approve a sale.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	9

G1048: Dairy Farm

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Calverton	
Parish	Calverton	
CIL zone	Calverton	
Existing use	(B) AGRICULTURAL BUILDINGS - Farm buildings	
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	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.45 ha
Developable area (ha)	0.45 ha
Density	7 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0961
Planning application type	Full
Decision date	12 April 2022
Expiry date	12 April 2025
Type of development	Change of use
Construction status	Under construction

Constraints:

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

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for change of use from farm buildings to three residential units (2021/0961).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	3				

G1049: Greys Road (1, Land Adj To)

Site information:

Street name	Greys Road	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garden land (garage)	
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)	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	2016/1264
Planning application type	Full
Decision date	20 April 2017
Expiry date	20 April 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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2016/1264). Information from the previous SHLAA 2020 consultation indicates that the construction of the site is currently underway and that the applicant intends to develop the site in 2022/23. Satellite view shows site near completion.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1097: Sandfield Road (98)

Site information:

Street name	Sandford Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
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)	3 homes
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0793
Planning application type	Full
Decision date	3 December 2019
Expiry date	3 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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for three new dwellings (2019/0793). Plots 2 and 3 were built in November 2021. Site visit in 2023 showed Plot 1 had not been started and there was no construction activity on site.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	2
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1113: Church Street (3)

Site information:

Street name	Church Street	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(J) OFFICES - Office use	
Site source	Planning application	
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)	0.02 ha
Developable area (ha)	0.02 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2018/0749
Planning application type	Full
Decision date	20 November 2018
Expiry date	20 November 2021
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	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	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for change of use from offices to two apartments (2018/0749).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1130: Land at New Farm, Redhill

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Bestwood Village	
Existing use	(A) AGRICULTURAL LAND - Farm buildings and associated building/structures	
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)	Up to 1,700 homes
Site area (ha)	213.55 ha
Developable area (ha)	148.5 ha
Density	11 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 Grade II Listed Buildings at Bestwood Pumping Station, Alexandra Lodge, Bestwood Lodge Hotel, The Dairy at Dairy Farm and The Old Lodge and a Listed Building Grade II* (Bestwood Pumping Station) and adjacent to a Registered Park and Garden (Bestwood Pumping Station). Site is within the setting of an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space to the south east and south west of the site. Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders

Agricultural land	Agricultural land grade 2 (18.92 ha), grade 3 (153.22 ha), grade 3a (50.22 ha), grade 3b (31.06 ha), other (20.94 ha) and not surveyed (2.19 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 2, 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 fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: farm, former gravel pit and infill land
Highways and access	The surrounding road network is already heavily congested and any further traffic will not be acceptable for any safe movement of traffic in the area. Alternative means of transport in the form of a park and ride would need to be considered in the vicinity [Highways comments provided in 2022]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (1.15 ha)
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. 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 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. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	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 2021 and now includes SHLAA site G1158. 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

	<p>to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As 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 is within the setting of Grade II and Grade II* Listed Buildings and adjacent to 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. 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. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. Highways comments state the site would require a transport assessment in support of the application. Due to the scale of development, significant highway and transport infrastructure improvements would be required. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database and continue promoting their site (and SHLAA site G1158) for residential development in the Greater Nottingham Strategic Plan.</p>
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1700

G1136: Leapool Allotments

Site information:

Street name	Mansfield Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
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)	78 homes
Site area (ha)	2.60 ha
Developable area (ha)	2.60 ha
Density	30 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Grade II Listed Building at Bestwood Pumping Station and a Registered Park and Garden (Bestwood Pumping Station)
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	Site would require a Transport Assessment in support of the application. Junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that 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. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Isolated land in the Green Belt
Availability	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	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 in the Green Belt and located close to but not immediately adjacent to the urban area and is currently a protected open space (allotments). 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 currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. As the site is within the setting of a Grade II Listed Building 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. Highways comments state the site would require a transport assessment in support of the application. Allotment demand is also currently high.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0

Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	78

G1137: Land at Mapperley Plains

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Coppice	
Parish		
CIL zone		
Existing use	(A) AGRICULTURAL LAND	
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)	184 homes
Site area (ha)	6.13 ha
Developable area (ha)	6.13 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	Access required through adjacent SHLAA sites. A Transport Assessment would need to be carried out to assess the potential impacts on the Highway network [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 2023 consultation that 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	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	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	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 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. Unlikley to come forward in next 5 years.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	184

G1138: Land between 36-46 Cornwall Road

Site information:

Street name	Cornwall Road	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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)	3 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 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	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). 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. Vehicle access would need to be designed to Nottinghamshire County Councils Highway Design Guide. [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 2023 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

G1139: Land at Corner of Church View Close

Site information:

Street name	Church View Close	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	St Albans	
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)	3 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	27 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II* (Emmanuel Church)
Ecology	Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
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). 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	Vehicle access and visibility splays would need to be designed to Nottinghamshire County Councils Highway Design Guide. [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 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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. As the site is within the setting of a Grade II* Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

G1140: Land at Bestwood Lodge Drive

Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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)	3 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 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	Vehicle access and visibility splays would need to be designed to Nottinghamshire County Councils Highway Design Guide. [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 2023 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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. Highways comments state that access to highway over third party land would need to be resolved.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

G1147: Land Adj 16 Maidens Dale

Site information:

Street name	Maidens Dale	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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. Any footpath issues would need to be checked. [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 2023 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G1148: Land Adj 2/4 Deerleap Drive

Site information:

Street name	Deerleap Drive	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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)	0.05 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 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	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 2023 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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. 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.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G1150: Oxengate

Site information:

Street name	Oxengate	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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)	2 homes
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	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	Access to highway is over 3rd party land. This would need to be resolved to achieve access. [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 2023 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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. Highways comments state that access to highway over third party land would need to be resolved to achieve access to the site.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

G1153: Woodchurch Road

Site information:

Street name	Woodchurch Road	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	St Albans	
Existing use	(O) OUTDOOR RECREATION - Playing pitches	
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)	141 homes
Site area (ha)	4.71 ha
Developable area (ha)	4.71 ha
Density	30 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II* (Bestwood Lodge Hotel and Terrace Wall) and a Listed Building Grade II (The Old Lodge)
Ecology	Majority part of the site is a protected open space and the remainder of the site contains trees protected by Tree Preservation Orders
Agricultural land	Site is currently leisure use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Site would require a Transport Assessment in support of the application. Junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. 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 2019]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (0.12 ha)
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to demonstrate that the open space is surplus to requirements. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Highways comments would need to be addressed. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	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	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. As the site is within the setting of Grade II* and Grade II Listed Buildings, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. Highways comments state the site would require a transport assessment in support of the application.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable

Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	141

G1158: Red Hill Farm

Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	St Albans	
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)	722 homes
Site area (ha)	24.07 ha
Developable area (ha)	24.07 ha
Density	30 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Listed Building Grade II (The Old Lodge). Site is partially within an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space to the east and west of the site. Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 3 (23.99 ha), grade 3a (21.08 ha), grade 3b (14.57 ha) and other (3.12 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3a, grade 3b and other)]

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 (0.52 ha), medium risk of flooding from surface water (0.82 ha) and low risk of flooding from surface water (1.81 ha)
Air quality	Site is near Air Quality Management Area on A60
Land contamination	Past or present use: infill land
Highways and access	The surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Please note that there are 2 points of access from Queens Bower Road onto Bestwood Lodge Drive which is a cul de sac and the existing properties need to be taken into consideration therefore a max of 400 dwellings could be served but this is including any other committed developments. Site would require a Transport Assessment in support of the application. Junctions would need to be designed to the latest Nottinghamshire County Councils Highway Design Guide. 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	A small part of the site falls within 'Development High Risk Area' (0.53 ha)
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. 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. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2019. The site is in the Green Belt and adjacent to the urban area. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA

	database and continue promoting their site and SHLAA site G1130 together as part of a wider promotion for residential development in the Greater Nottingham Strategic Plan. See SHLAA site G1130 for information.
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	722

G1162: Cross Street (Land at corner of)

Site information:

Street name	Cross Street	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
Existing use	(U) UTILITIES - Part of utility compound	
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)	2 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	129 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application pending a decision
Planning application ref	2020/1040
Planning application type	Full
Decision date	10 May 2022
Expiry date	10 May 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. 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2020/1040) was refused in July 2021 and an appeal lodged (APP/N3020/W/21/3288397). Appeal allowed in May 2022. Full planning application for nine apartments was submitted in June 2022 and pending consideration (2022/0737).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No - new information arrived after five year housing land supply 2022 was published. Will be included in the 2023 report
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1165: Coppice Farm Stables

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(B) AGRICULTURAL BUILDINGS - Disused stable block	
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)	3 homes
Site area (ha)	0.16 ha
Developable area (ha)	0.16 ha
Density	19 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application pending a decision
Planning application ref	2022/0426
Planning application type	Outline
Decision date	14 November 2022
Expiry date	14 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. 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Small site with outline planning permission
Assessment conclusion	Outline planning permission for three detached houses (2022/0426) granted in November 2022. No reserved matters application has yet been received.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	2	1			

G1185: Byron Street (64, Land Adj To)

Site information:

Street name	Byron Street	
Locality/area	Arnold	
Ward	Daybrook	
Parish		
CIL zone		
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)	0.03 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	2019/1192
Planning application type	Full
Decision date	12 February 2020
Expiry date	12 February 2023
Type of development	New build
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	Site is complete
Overcoming constraints	Site is complete

Assessment conclusion:

Suitability	Site completed
Availability	Site completed
Achievability	Site completed
Assessment conclusion	Site is currently under construction for a new dwelling (2019/1192). Site completed in May 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G1192: Headquarters Nottingham Fire and Rescue Service (building complex)

Site information:

Street name	Bestwood Lodge Drive	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	St Albans	
Existing use	(C) COMMUNITY BUILDINGS - Fire service headquarters including buildings for office accommodation, canteen, occupational health clinic and storage warehouse	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

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)	32 homes
Site area (ha)	1.62 ha
Developable area (ha)	1.62 ha
Density	20 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	2021/1225
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 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 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 approval subject to signing of s106 so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site where there is a resolution to grant permission subject to s106 agreement
Availability	Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	Resolution to grant outline planning application for 32 dwelling (2021/1225) in September 2022 subject to the signing of the s106.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	32

G1205: Jermyn Drive (12 and 14)

Site information:

Street name	Jermyn Drive	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish	St Albans	
CIL zone	St Albans	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	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	50 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0152
Planning application type	Full
Decision date	14 April 2020
Expiry date	14 April 2023
Type of development	Conversion
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	Site is complete
Overcoming constraints	Site is complete

Assessment conclusion:

Suitability	Site is complete
Availability	Site is complete
Achievability	Site is complete
Assessment conclusion	Full planning permission for conversion of one existing dwelling to two dwellings, net gain of one dwelling (2020/0152) granted in April 2020. SHLAA 2023 consultation response has indicated that the site is now complete.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1226: Redhill Road (69)

Site information:

Street name	Redhill Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(K) RETAILING - Retail unit with flat above	
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)	2 homes
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0634
Planning application type	Full
Decision date	9 April 2021
Expiry date	9 April 2024
Type of development	Change of use
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use from retail unit to two residential units, net gain of two dwellings (2020/0634) granted in April 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1228: Sandfield Road (49, Land To Side & Rear Of)

Site information:

Street name	Sandfield Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
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)	3 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0922
Planning application type	Full
Decision date	19 May 2021
Expiry date	19 May 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 2023 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for three new dwellings (2020/0922) granted in May 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
3					

G1236: Birkland Avenue (31, Land Adj To)

Site information:

Street name	Birkland Avenue	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Garden land (garage)	
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)	0.03 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	2021/0559
Planning application type	Full
Decision date	20 July 2021
Expiry date	20 July 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 2023 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2021/0559) granted in July 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	1					

G1254: Redhill Road (10A)

Site information:

Street name	Redhill Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
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)	2 homes
Site area (ha)	0.27 ha
Developable area (ha)	0.27 ha
Density	7 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0376
Planning application type	Full
Decision date	19 January 2022
Expiry date	19 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 2023 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2020/0376) granted in January 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1269: Plains Road (161)

Site information:

Street name	Plains Road	
Locality/area	Arnold	
Ward	Porchester	
Parish		
CIL zone		
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?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
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	2022/0156
Planning application type	Full
Decision date	13 May 2022
Expiry date	13 May 2025
Type of development	New build
Construction status	Under construction

Constraints:

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	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a replacement dwelling (2022/0156). The existing dwelling has been demolished and work on the replacement plot has started.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Assumptions for build-out rates
Units lost as of 31 March 2023	1
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1270: Woodthorpe Drive (53)

Site information:

Street name	Woodthorpe Drive	
Locality/area	Arnold	
Ward	Woodthorpe	
Parish		
CIL zone		
Existing use	(Q) INSTITUTIONAL AND COMMUNAL ACCOMMODATION - Former care home	
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	C2 communal accommodation
Dwelling capacity (net)	
Site area (ha)	
Developable area (ha)	
Density	

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1312
Planning application type	Full
Decision date	19 July 2022
Expiry date	19 July 2025
Type of development	New build
Construction status	Not started

Constraints:

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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for a new build residential care home (2020/1312) granted in July 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	7

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	7				

G1271: Orla House

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
Existing use	(Q) INSTITUTIONAL AND COMMUNAL ACCOMMODATION - Care home	
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	C2 communal accommodation
Dwelling capacity (net)	
Site area (ha)	
Developable area (ha)	
Density	

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1421
Planning application type	Full
Decision date	5 April 2022
Expiry date	5 April 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	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 under construction so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for extension to existing building to facilitate additional 3 bedrooms (2021/1421) granted in April 2022. Street view (April 2023) shows scheme looks near completion.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1272: Croft Road (8)

Site information:

Street name	Croft Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(J) OFFICES - B1 offices	
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 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	2021/0076PN
Planning application type	Prior Approval
Decision date	24 August 2022
Expiry date	24 August 2027
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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	The site has permitted development rights for change of use of existing first floor offices to one flat (2021/0076PN). Decision date is August 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1275: Coppice Road (4)

Site information:

Street name	Coppice Road	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(K) RETAILING - Takeaway 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)	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	2021/1326
Planning application type	Full
Decision date	9 August 2022
Expiry date	9 August 2025
Type of development	Change of use
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use to two residential units (2021/1326) granted in August 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2					

G1277: Arch Hill (456)

Site information:

Street name	Arch Hill	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
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?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
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	2022/0847
Planning application type	Full
Decision date	3 October 2022
Expiry date	3 October 2025
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/0847) granted in October 2022 for a replacement dwelling, net gain zero.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	0

G1278: Calverton Road (20A)

Site information:

Street name	Calverton Road	
Locality/area	Arnold	
Ward	Redhill	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Dwelling	
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)	2 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1078
Planning application type	Outline
Decision date	5 October 2022
Expiry date	5 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Small site with outline planning permission
Assessment conclusion	Outline planning permission for a demolition of existing dwelling and construction of three three residential units (2021/1078) granted in October 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	2

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
	2				

G1281: Mapperley Plains (383)

Site information:

Street name	Mapperley Plains	
Locality/area	Arnold	
Ward	Plains	
Parish		
CIL zone		
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)	0.03 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	2021/1448
Planning application type	Full
Decision date	27 October 2022
Expiry date	27 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2021/1448) granted in October 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1283: Front Street (135-141)

Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(R) RESIDENTIAL - Commercial units with four flats above	
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)	5 homes
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	71 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1135
Planning application type	Full
Decision date	12 December 2022
Expiry date	12 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2021/1135) for the demolition of existing building including four flats and the creation of nine residential apartments, net gain of five residential units granted in December 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	5

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
4	5				

G1292: Plains Road (31)

Site information:

Street name	Plains Road	
Locality/area	Arnold	
Ward	Porchester	
Parish		
CIL zone		
Existing use	(J) OFFICES - Bank	
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)	4 homes
Site area (ha)	0.14 ha
Developable area (ha)	0.14 ha
Density	29 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1119
Planning application type	Full
Decision date	7 February 2023
Expiry date	7 February 2026
Type of development	Change of use
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/1119) for the change of use of and extensions of ground floor for commercial with four apartments above granted in February 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	4

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2	2				

G1293: Woodchuch Road (66)

Site information:

Street name	Woodchurch Road	
Locality/area	Arnold	
Ward	Bestwood St Albans	
Parish		
CIL zone		
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)	0.06 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	2022/0636
Planning application type	Full
Decision date	27 February 2023
Expiry date	27 February 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	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 under construction so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction (2022/0636) for erection of single dwelling granted in February 2023. Constructed started in May 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
1					

G1294: Front Street (53)

Site information:

Street name	Front Street	
Locality/area	Arnold	
Ward	Ernehale	
Parish		
CIL zone		
Existing use	(K) RETAILING - Retail use (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)	4 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	125 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0936
Planning application type	Full
Decision date	22 February 2023
Expiry date	22 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. 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	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2021/0936) for the erection of an upper floor extension and conversion of retail storage building granted in February 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	4

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
4					