

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

2023 update

Bestwood Village

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

The following SHLAA sites have been assessed:-

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G20: Bestwood Business Park

Site information:

Street name	Park Road
Locality/area	Bestwood Village
Ward	Bestwood St Albans
Parish	Bestwood Village
CIL zone	Zone 1
Existing use	(I) INDUSTRY
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	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	220 homes
Site area (ha)	6.01 ha
Developable area (ha)	6.01 ha
Density	37 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H13)
Planning status	Lapsed permission
Planning application ref	2014/0214
Planning application type	Outline
Decision date	26 March 2015
Expiry date	26 March 2018
Type of development	New build
Construction status	Not started

Constraints:

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

Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received 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 2023 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	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 is allocated for 220 homes in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. No planning application has been received. SHLAA 2023 reponse stated the owners are still looking to dispose of this site for residential development.
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 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	220

G26: Westhouse Farm/Moor Road (site H12)

Site information:

Street name	Moor Road
Locality/area	Bestwood Village
Ward	Bestwood St Albans
Parish	Bestwood Village
CIL zone	Zone 1
Existing use	(A) AGRICULTURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2008
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	210 homes
Site area (ha)	10.23 ha
Developable area (ha)	10.23 ha
Density	21 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H12)
Planning status	Planning permission granted (on part of site)
Planning application ref	2018/0823
Planning application type	Full
Decision date	8 August 2019
Expiry date	8 August 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	Not owned by a public authority. Part of the site is currently under construction. The remainder part of the 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	Part of site is currently under construction so the constraints would have already been addressed through the planning application process. The remainder part of the site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process.

Assessment conclusion:

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	The site boundary was amended in 2019 to cover the housing allocation H12 only. The site is allocated for 210 homes in the Local Planning Document (site H12). Part of the site is currently under construction for 101 homes (2018/0823). Information from the SHLAA 2023 consultation informs that detailed planning permission for the remainder of the site is to be submitted.
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	30
Units remaining as of 31 March 2023	180

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
20	20	15	15	15	80

G27: Westhouse Farm/Moor Road (safeguarded land)

Site information:

Street name	Moor Road	
Locality/area	Bestwood Village	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	350 homes
Site area (ha)	13.32 ha
Developable area (ha)	12.00 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	Part of the site is in the Green Belt (6.14 ha)
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
Agricultural land	Agricultural land grade 3 (13.32 ha), grade 3a (11.85 ha), grade 3b (1.11 ha) and other (0.25 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 (0.01 ha), medium risk of flooding from surface water

	(0.10 ha) and low risk of flooding from surface water (0.31 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: farm and former brick works
Highways and access	A footway would be required extending across the site B683 frontage and connecting with the existing facility to the south that may require improvement. This would require the loss of much of the hedgerow across the site frontage and similarly when creating visibility splays to any proposed junction onto the B683. A number of points of access will be required to serve this number of dwellings. Possibly two on the B683 with connections also to Keepers Close and Lean Close. [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	Very special circumstances required to allow development on the Green Belt. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. A flood risk assessment may be required to support a planning application and 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	Site designated as safeguarded land
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 boundary was amended in 2019 to exclude the housing allocation H12. Part of the site is currently designated as safeguarded land ("Moor Road, Bestwood Village") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. The remainder of the site falls within the Green Belt. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The landowner states there will be approximately 12 ha net developable area with a capacity for 350 dwelling units to allow for landscape planting and open space areas. Consideration would 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 states a number of points of access would be required to serve this number of dwellings. 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 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	350

G28: Broad Valley Farm

Site information:

Street name	Park Road	
Locality/area	Bestwood Village	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	327 homes
Site area (ha)	10.90 ha
Developable area (ha)	10.90 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 close to Bestwood Village Conservation Area and within the setting of a Scheduled Monument (Bestwood Colliery engine house)
Ecology	Site contains trees protected by Tree Preservation Orders. Site is adjacent to a Local Wildlife Site and a protected open space
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding from surface water (0.40 ha), medium risk of flooding from surface water

	(0.86 ha) and low risk of flooding from surface water (1.81 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: farm and former landfill
Highways and access	As well as the works described as part of SHLAA site G27 a further access is likely to be required through to Park Lane which would require improvement from Broad Valley Drive. This should be design to accommodate an extension to the bus route. [Highways comments provided in 2018]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (0.20 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 demonstrate that existing Tree Preservation Orders will be protected. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 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 2008. The site is within the Green Belt and adjacent to Bestwood Village. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is close to Bestwood Village Conservation Area, any proposals on the site would need to accord with part c of Policy LPD 28 of the Local Planning Document which considers development proposals affecting the setting of Conservation Areas. As the site falls within the setting of Bestwood Colliery engine house Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning

	(Tree Preservation) (England) Regulations 2012. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 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	327

G484: The Sycamores (Land South)

Site information:

Street name	Moor Road	
Locality/area	Bestwood Village	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL	
Site source	Planning application	
Year site added to SHLAA	2009	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	11 homes
Site area (ha)	0.62 ha
Developable area (ha)	0.62 ha
Density	18 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H11)
Planning status	Planning permission granted
Planning application ref	2018/0650 and 2019/0678
Planning application type	Full
Decision date	25 November 2019
Expiry date	25 November 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	The site is allocated for 25 homes in the Local Planning Document (site H11). The site is currently under construction for 11 homes (2018/0650 and 2019/0678).
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	11

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
8	3				

G683: Bottom House Farm (Barn)

Site information:

Street name	Mansfield Road	
Locality/area	Bestwood Village	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Zone 1	
Existing use	(B) AGRICULTURAL BUILDINGS	
Site source	Planning application	
Year site added to SHLAA		2012 (new)
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)	2 homes
Site area (ha)	0.08 ha
Developable area (ha)	0.08 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1298
Planning application type	Full
Decision date	26 June 2023
Expiry date	24 April 2023
Type of development	Change of use
Construction status	Under construction

Constraints:

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

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
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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 to convert a single barn into two dwellings (2019/1056). New planning permission (2021/1298) granted in June 2022 with extended bedroom area.
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	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					

G1248: Forge Farm

Site information:

Street name	Moor Road	
Locality/area	Bestwood Village	
Ward	Bestwood St Albans	
Parish	Bestwood Village	
CIL zone	Zone 1	
Existing use	(B) AGRICULTURAL BUILDINGS	
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	Higher density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	1.54 ha
Developable area (ha)	1.54 ha
Density	3 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0930
Planning application type	Full
Decision date	25 November 2021
Expiry date	25 November 2024
Type of development	Change of use
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 from the SHLAA 2023 consultation indicates that

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

Assessment conclusion:

Suitability	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 farm buildings to four dwellings (2021/0930) granted in November 2021.
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				