

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

2023 update

Burton Joyce

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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G8: Ashdale

Site information:

| | | |
|-----------------------------------|-------------------------------|--|
| Street name | Nottingham Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Garden land | |
| Site source | Planning application | |
| Year site added to SHLAA | 2008 (resubmitted in 2020) | |
| Brownfield or greenfield status | Greenfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|---------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Medium site (10 - 49 dwellings) |
| Dwelling capacity (net) | 11 homes |
| Site area (ha) | 0.57 ha |
| Developable area (ha) | 0.57 ha |
| Density | 19 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/1332 |
| Planning application type | Reserved matters |
| Decision date | 6 December 2022 |
| Expiry date | 6 December 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. |

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 11 homes (2021/1332). |
| 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 |
|---------|---------|---------|---------|---------|------------|
| 11 | | | | | |

G29: The Paddocks (4 & 5)

Site information:

| | | |
|-----------------------------------|--|-------------------------------|
| Street name | Lambley Lane | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (A) AGRICULTURAL LAND - Paddock | |
| Site source | Submitted by landowner, developer or agent | |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 2 homes |
| Site area (ha) | 0.34 ha |
| Developable area (ha) | 0.34 ha |
| Density | 6 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2020/0857 |
| Planning application type | Full |
| Decision date | 6 July 2021 |
| Expiry date | 6 July 2024 |
| Type of development | New build |
| Construction status | Under construction |

Constraints:

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

| | |
|------------------------|---|
| Overcoming constraints | Site is currently under construction so the constraints would have already been addressed through the planning application process. |
|------------------------|---|

Assessment conclusion:

| | |
|----------------------------------|---|
| Suitability | Site currently under construction |
| Availability | Site currently under construction |
| Achievability | Site currently under construction |
| Assessment conclusion | Site is currently under construction for two dwellings (2020/0857). |
| 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 | | | | | |

G487: Wellington Road (19)

Site information:

| | | |
|-----------------------------------|--|------|
| Street name | Wellington Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Garden land (garage) | |
| Site source | Planning application | |
| Year site added to SHLAA | | 2009 |
| Brownfield or greenfield status | Brownfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.13 ha |
| Developable area (ha) | 0.13 ha |
| Density | 8 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2020/1003 |
| Planning application type | Full |
| Decision date | 15 January 2021 |
| Expiry date | 15 January 2024 |
| Type of development | Conversion |
| Construction status | Not started |

Constraints:

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

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

Assessment conclusion:

| | |
|----------------------------------|---|
| Suitability | 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 conversion of existing garage to a new dwelling (2020/1003) granted in January 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):

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

G537: Land to the north of Orchard Close

Site information:

| | | |
|-----------------------------------|--|------|
| Street name | Orchard Close | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (A) AGRICULTURAL LAND - Grazing for cattle | |
| Site source | Submitted by landowner, developer or agent | |
| Year site added to SHLAA | | 2009 |
| Brownfield or greenfield status | Greenfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|---------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Medium site (10 - 49 dwellings) |
| Dwelling capacity (net) | 14 homes |
| Site area (ha) | 0.74 ha |
| Developable area (ha) | 0.74 ha |
| Density | 19 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | Yes (H21) |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0301 |
| Planning application type | Reserved matters |
| Decision date | 2 August 2021 |
| Expiry date | 2 August 2024 |
| Type of development | New build |
| Construction status | Not started |

Constraints:

| | |
|---------------------|---|
| Green Belt | Site is not in the Green Belt |
| Heritage assets | Not applicable |
| Ecology | Not applicable |
| Agricultural land | Not applicable |
| Flooding | Not applicable |
| Air quality | Not applicable |
| Land contamination | Not applicable |
| Highways and access | Not applicable |
| Coal referral area | Not applicable |
| Ownership issue | Not owned by a public authority. Site has extant planning permission. Information received through the previous SHLAA 2021 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. 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 | The site is allocated for 15 homes in the Local Planning Document (site H21). The site is part of a larger SHLAA site G31. Reserved matters for 14 homes (2021/0301) granted in August 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 | 14 |

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 |
|---------|---------|---------|---------|---------|------------|
| 14 | | | | | |

G539: Glebe Farm (Land At), Burton Joyce

Site information:

| | | |
|-----------------------------------|--|------------|
| Street name | Glebe Drive | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (B) AGRICULTURAL BUILDINGS - Farm buildings, houses and storage land | |
| Site source | Submitted by landowner, developer or agent | |
| Year site added to SHLAA | | 2009 |
| Brownfield or greenfield status | | Greenfield |
| Site on Brownfield Land Register? | | No |

Dwelling capacity and density information:

| | |
|-------------------------|---------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Medium site (10 - 49 dwellings) |
| Dwelling capacity (net) | 45 homes |
| Site area (ha) | 2.43 ha |
| Developable area (ha) | 2.43 ha |
| Density | 19 dwellings per hectare |

Planning status:

| | |
|-------------------------------|---|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted (on part of site) |
| Planning application ref | 2020/0475 |
| Planning application type | Full |
| Decision date | 30 October 2020 |
| Expiry date | 30 October 2023 |
| Type of development | New build |
| Construction status | Under construction |

Constraints:

| | |
|-------------------|--|
| Green Belt | Site is in the Green Belt |
| Heritage assets | No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site |
| Ecology | Site is adjacent to a Local Wildlife Site and trees protected by Tree Preservation Orders |
| Agricultural land | Agricultural land grade 3 [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 (0.02 ha), medium risk of flooding from surface water |

| | |
|------------------------|---|
| | (0.05 ha) and low risk of flooding from surface water (0.11 ha). Site falls within area susceptible to groundwater flooding |
| Air quality | Site is not within or near an Air Quality Management Area |
| Land contamination | Past or present use: farm |
| Highways and access | Glebe Drive is substandard being of insufficient width and unsuitable gradients. Development traffic would feed onto Woodside Drive which is unsuitable for significant new development. Further development would not be acceptable from this access on Glebe Drive. [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. Part of the site is currently under construction and there is no indication of any legal or ownership impediments to the completion of the site. |
| Overcoming constraints | Very special circumstances required to allow development on the Green Belt. Any proposals should be designed to avoid/mitigate impacts on biodiversity. An assessment would need to demonstrate that existing Tree Preservation Orders will be protected. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed. Part of the site is currently under construction so the constraints would have already been addressed through the planning application process. |

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 is in the Green Belt and adjacent to Burton Joyce village. Part of the site is currently under construction for 14 homes (2020/0475). For the remainder of the site, 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. |
| SHLAA conclusion category | Site could be suitable |

Delivery information:

| | |
|---|--|
| Site included in Five Year Housing Land Supply Assessment 2023? | Yes |
| Housing delivery source | Assumptions for build-out rates for 14 dwellings on part of the site |
| Units lost as of 31 March 2023 | 0 |
| Units built as of 31 March 2023 | 0 |
| Units remaining as of 31 March 2023 | 14 |

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 | | | | | |

G656: Bridle Road (80, Land To Front Of)

Site information:

| | |
|-----------------------------------|--|
| Street name | Bridle Road |
| Locality/area | Burton Joyce |
| Ward | Trent Valley |
| Parish | Burton Joyce |
| CIL zone | Zone 3 |
| Existing use | (R) RESIDENTIAL - Garden land |
| Site source | Submitted by landowner, developer or agent |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.09 ha |
| Developable area (ha) | 0.09 ha |
| Density | 11 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2020/0499 |
| Planning application type | Full |
| Decision date | 9 April 2021 |
| Expiry date | 9 April 2024 |
| 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. 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 application for a new dwelling (2020/0499) was refused in July 2020 and an appeal lodged (APP/N3020/W20/3259804). Appeal allowed 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 | 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 | | | | | |

G830: Hillside Drive (land)

Site information:

| | | |
|-----------------------------------|--|------------|
| Street name | Hillside Drive | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (A) AGRICULTURAL LAND | |
| Site source | Submitted by landowner, developer or agent | |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 3 homes |
| Site area (ha) | 0.13 ha |
| Developable area (ha) | 0.13 ha |
| Density | 23 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 | Proposed access via Orchard Close (shared access used by 16 and 18a). Suitability of access to be discussed with County Highways. Our highway records show this drive is private unmade, unadopted and not maintained at public expense. It is sub standard and the width of the drive is constrained and further intensification of traffic would not be acceptable unless the geometry of the drive can be improved. [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 2021 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site |
| Overcoming constraints | Very special circumstances required to allow development on the Green Belt. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed. |

Assessment conclusion:

| | |
|---------------------------|--|
| Suitability | 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 2014. The site is in the Green Belt and adjacent to Burton Joyce 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. The site is part of a larger SHLAA site G31. This wider site was considered and rejected for housing allocation in the Local Planning Document. A smaller site to the north of Orchard Close has been allocated in the Local Planning Document - see SHLAA site G537 for details. Consideration would need to be given to other policies in the Development Plan. The landowner has promoted the site together with adjacent SHLAA site G923 for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 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 | 3 |

G923: Orchard Close/Hillside Drive (land to the north of)

Site information:

| | | |
|-----------------------------------|--|------------|
| Street name | Orchard Close | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (A) AGRICULTURAL LAND | |
| Site source | Submitted by landowner, developer or agent | |
| 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 | Lower density settlement |
| Type of site | Medium site (10 - 49 dwellings) |
| Dwelling capacity (net) | 31 homes |
| Site area (ha) | 1.30 ha |
| Developable area (ha) | 1.30 ha |
| Density | 24 dwellings per hectare |

Planning status:

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

Constraints:

| | |
|-------------------|--|
| Green Belt | Site is in the Green Belt |
| Heritage assets | No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site |
| Ecology | Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders |
| Agricultural land | Agricultural land grade 3 [Source: Provisional Agricultural Land Classification] |
| Flooding | Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). 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 through adjacent site to the west via Orchard Close. Suitability of this access for level of development in terms of width, gradient and pedestrian access to be considered. [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 2021 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site |
| Overcoming constraints | Very special circumstances required to allow development on the Green Belt. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed. |

Assessment conclusion:

| | |
|----------------------------------|---|
| Suitability | 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 2015. The site is in the Green Belt and adjacent to Burton Joyce 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. The capacity of the site needs to accord with part c) of Policy LPD 33 of the Local Planning Document. The site is part of a larger SHLAA site G31. This wider site was considered and rejected for housing allocation in the Local Planning Document. A smaller site to the north of Orchard Close has been allocated in the Local Planning Document - see SHLAA site G537 for details. 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. The landowner has promoted the site together with adjacent SHLAA site G830 for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Information from the SHLAA 2021 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 | 31 |

G1125: Chesterfield Drive (Free Church)

Site information:

| | | |
|-----------------------------------|---|--|
| Street name | Chesterfield Drive | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (V) VACANT LAND PREVIOUSLY DEVELOPED - Previously church building | |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 2 homes |
| Site area (ha) | 0.06 ha |
| Developable area (ha) | 0.06 ha |
| Density | 33 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2018/0531 |
| Planning application type | Full |
| Decision date | 11 March 2019 |
| Expiry date | 11 March 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. |
|------------------------|---|

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 two new dwellings (2018/0531). |
| 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 | | | | | |

G1176: Lambley Lane (12)

Site information:

| | | |
|-----------------------------------|--|------|
| Street name | Lambley Lane | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Replacement dwelling | |
| 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 | Lower density settlement |
| Type of site | Replacement dwelling (0 home) |
| Dwelling capacity (net) | Replacement dwelling (0 home) |
| Site area (ha) | Not applicable |
| Developable area (ha) | Not applicable |
| Density | |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0767 |
| Planning application type | Full |
| Decision date | 27 August 2021 |
| Expiry date | 27 August 2024 |
| 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 is complete |
| Availability | Site is complete |
| Achievability | Site with detailed planning permission |
| Assessment conclusion | Full planning permission (2021/0767) granted in August 2021 for a replacement dwelling, net gain zero. Construction both commenced and completed in April 2023. |
| 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 | 1 |
| Units built as of 31 March 2023 | 1 |
| Units remaining as of 31 March 2023 | 0 |

G1214: Nottingham Road (228)

Site information:

| | | |
|-----------------------------------|-------------------------------|--|
| Street name | Nottingham Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Outbuilding | |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.18 ha |
| Developable area (ha) | 0.18 ha |
| Density | 6 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2022/0149 |
| Planning application type | Full |
| Decision date | 30 November 2022 |
| Expiry date | 30 November 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 for redevelopment of land to create a self-build dwelling (2022/0149) granted in November 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 | | | | | |

G1222: Colwick Loop Road

Site information:

| | | |
|-----------------------------------|--|------------|
| Street name | Nottingham Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (A) AGRICULTURAL LAND | |
| Site source | Submitted by landowner, developer or agent | |
| Year site added to SHLAA | | 2021 |
| Brownfield or greenfield status | | Greenfield |
| Site on Brownfield Land Register? | | No |

Dwelling capacity and density information:

| | |
|-------------------------|----------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Large site (50+ dwellings) |
| Dwelling capacity (net) | 488 homes |
| Site area (ha) | 24.40 ha |
| Developable area (ha) | 24.40 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 in the Green Belt |
| Heritage assets | Site is partially within an Archaeological Site of Importance |
| Ecology | Site is adjacent to protected open space |
| Agricultural land | Agricultural land grade 3 (24.40 ha), grade 3b (11.79 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3b)] |
| Flooding | Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (18.08 ha). Site falls within area susceptible to groundwater flooding |
| Air quality | Site is not within or near an Air Quality Management Area |
| Land contamination | No known land contamination |

| | |
|------------------------|---|
| Highways and access | Site would require a Transport Assessment in support of the application. Development would require junctions onto the A612 Nottingham Road. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required. [Highways comments provided in 2021] |
| Coal referral area | Site does not fall within 'Development High Risk Area' |
| Ownership issue | Not owned by a public authority. Information received through the SHLAA 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 consider whether development could have an impact on archaeological site of importance. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 3a. A flood risk assessment would be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. 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 2021. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and adjacent to Burton Joyce 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 part of the site falls within Flood Zone 2, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. Consideration would need to be given to other policies in the Development Plan. Highway comments state that due to the scale of development, highway and transport infrastructure improvements would be required. 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 | 488 |

G1243: Church Road (104)

Site information:

| | | |
|-----------------------------------|-------------------------------|--|
| Street name | Church Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Garden land | |
| Site source | Planning application | |
| Year site added to SHLAA | 2022 | |
| Brownfield or greenfield status | Predominantly greenfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.06 ha |
| Developable area (ha) | 0.06 ha |
| Density | 17 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0550 |
| Planning application type | Full |
| Decision date | 13 September 2021 |
| Expiry date | 13 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 | Full planning permission for a new dwelling (2021/0550) 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 | 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 | | | | | |

G1246: St Helens Grove (4)

Site information:

| | | |
|-----------------------------------|-------------------------------|------------|
| Street name | St Helens Grove | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Garden plot | |
| 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 | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.11 ha |
| Developable area (ha) | 0.11 ha |
| Density | 9 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0855 |
| Planning application type | Outline |
| Decision date | 15 September 2021 |
| Expiry date | 15 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 | Small site with outline planning permission |
| Assessment conclusion | Outline planning permission for a new custom build dwelling (2021/0855) 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 | 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 | | | | | |

G1249: Bridle Road (106)

Site information:

| | | |
|-----------------------------------|---|--|
| Street name | Bridle Road | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Outbuilding (home gym and garden store) | |
| Site source | Planning application | |
| Year site added to SHLAA | 2022 | |
| Brownfield or greenfield status | Brownfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 1 home |
| Site area (ha) | 0.07 ha |
| Developable area (ha) | 0.07 ha |
| Density | 14 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0385 |
| Planning application type | Full |
| Decision date | 13 December 2021 |
| Expiry date | 13 December 2024 |
| Type of development | Conversion |
| 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. 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 conversion of home gym and garden store to a new dwelling (2021/0385) granted in December 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):

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

G1258: Willow Wong (6)

Site information:

| | | |
|-----------------------------------|----------------------------|------|
| Street name | Willow Wong | |
| Locality/area | Burton Joyce | |
| Ward | Trent Valley | |
| Parish | Burton Joyce | |
| CIL zone | Zone 3 | |
| Existing use | (R) RESIDENTIAL - Dwelling | |
| Site source | Planning application | |
| Year site added to SHLAA | | 2022 |
| Brownfield or greenfield status | Predominantly greenfield | |
| Site on Brownfield Land Register? | No | |

Dwelling capacity and density information:

| | |
|-------------------------|------------------------------|
| Type of settlement | Lower density settlement |
| Type of site | Small site (1 - 9 dwellings) |
| Dwelling capacity (net) | 5 homes |
| Site area (ha) | 0.10 ha |
| Developable area (ha) | 0.10 ha |
| Density | 60 dwellings per hectare |

Planning status:

| | |
|-------------------------------|-----------------------------|
| Site allocated in Local Plan? | No |
| Planning status | Planning permission granted |
| Planning application ref | 2021/0673 |
| Planning application type | Full |
| Decision date | 1 February 2022 |
| Expiry date | 1 February 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 a demolition of existing dwelling and construction of six residential units with office units on the ground floor (2021/0673) granted in February 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 |
|---------|---------|---------|---------|---------|------------|
| 2 | 2 | 1 | | | |