

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

2023 update

Carlton

Published December 2023

Introduction

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

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

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

The SHLAA 2023 update includes:-

- All strategic sites in the Aligned Core Strategy and site allocations in the Local Planning Document.
- Sites submitted by agents, developers and landowners prior to 31 March 2023.
- Sites granted planning permission prior to 31 March 2023.
- Sites identified by the Borough Council.
- Updated information relating to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2023 to 31 September 2023) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted.

Any new sites submitted by developers and new sites granted planning permission or approved subject to the signing of the s106 since 1 April 2023 are not included in this report but they will be included in next year's report.

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

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

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

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

Sites that were fully built out before 31 March 2023 and sites that have been excluded from the SHLAA are not included in this report and will not be shown on the SHLAA map.

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

Assessment of SHLAA sites

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G7: Meadow Road Industrial Site

Site information:

Street name	Meadow Road	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(I) INDUSTRY - Industrial units	
Site source	Other	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	40 homes
Site area (ha)	1.18 ha
Developable area (ha)	1.18 ha
Density	34 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2018/0045
Planning application type	Outline
Decision date	Approved subject to signing of s106
Expiry date	
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has planning approval subject to signing of s106. Information received 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 approval subject to signing of s106 so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site where there is a resolution to grant permission subject to s106 agreement
Availability	Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	Resolution to grant outline planning application for up to 40 homes (2018/0045) in October 2018 subject to the signing of the s106.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	40

G10: Manor Farm

Site information:

Street name	Mile End Road	
Locality/area	Carlton	
Ward	Colwick	
Parish	Colwick	
CIL zone	Zone 1	
Existing use	(Z) DERELICT LAND	
Site source	Other	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	30 homes
Site area (ha)	0.26 ha
Developable area (ha)	0.26 ha
Density	115 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application withdrawn
Planning application ref	2022/0634
Planning application type	Outline
Decision date	Withdrawn
Expiry date	
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and local designations within the site
Agricultural land	Site is currently derelict within urban area so no loss of agricultural land
Flooding	Site falls within area of risk of flooding from rivers - Flood Zones 2 and 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	No objection on highway grounds subject to the layout complying with current highway design guidance. It is recommended that access be taken from Colwick Manor Farm (Road) due to the use of Mile End Road by lorries. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A 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	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
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. There was a Grade II Listed Building (Colwick Manor House and adjoining stable) on site. The site has been cleared and materials salvaged for reuse. Outline planning application for residential development comprising up to 13 dwellings (2022/0634) was withdrawn in October 2022. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. As site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	30

G14: Ashdale Nursery

Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND - Nursery	
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	Outside main built up area and settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	25 homes
Site area (ha)	0.34 ha
Developable area (ha)	0.34 ha
Density	74 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently nursery use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of low risk of flooding from surface water (0.02 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	The sustainability of this remote location from the main conurbation is questionable. However, as a previously developed site, there would be no objection to a minor residential development. [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	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	Isolated land in the Green Belt
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008. The site boundary was amended in 2021. The site is within the Green Belt. The site is adjacent to ribbon development on Lambley Lane and Spring Lane. It is isolated from the urban area and villages. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	25

G111: Hereford Road/York Close

Site information:

Street name	Hereford Road/York Close	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(O) OUTDOOR RECREATION - Play area	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	86/1377
Planning application type	Outline
Decision date	12 October 1986
Expiry date	12 October 1989
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently recreation area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for a new dwelling (86/1377) lapsed in December 1989.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

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

G131: Gedling Colliery/Chase Farm

Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(Y) LANDFILL WASTE DISPOSAL	
Site source	Local Plan	
Year site added to SHLAA		2008
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	965 homes
Site area (ha)	40.75 ha
Developable area (ha)	40.75 ha
Density	24 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H9)
Planning status	Planning permission granted
Planning application ref	Phase 1 (2015/1376) and phase 2 (2021/1294 and 2022/0200)
Planning application type	Full
Decision date	31 March 2022
Expiry date	31 March 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	Part of the site (phase 1) is currently under construction. The remainder of the site (phase 2) has extant planning permission.

	Information received through the planning application process for 2021/1294 and 2022/0200 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 (phase 1) is currently under construction so the constraints would have already been addressed through the planning application process. Part of the remainder of the site (2021/1294) has planning permission so the constraints have been addressed through the planning application process. Part of the remainder site (2022/0200) has planning approval subject to signing of s106 so the constraints have 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	The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site boundary was amended in 2022 to reflect the new road built (Colliery Way). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106.
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	438
Units remaining as of 31 March 2023	527

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
110	102	90	90	95	40

G151: Old Brickyard (1-15)

Site information:

Street name	Old Brickyard	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Storage garages	
Site source	Planning application	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.19 ha
Developable area (ha)	0.19 ha
Density	37 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0602
Planning application type	Full
Decision date	10 January 2020
Expiry date	10 January 2023
Type of development	Change of use
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under renovation for change of use of ground floor storage units to seven additional new flats (2020/0602).
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Site visit
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	7

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

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

G159: Nursery Drive (1) Plot A

Site information:

Street name	Nursery Drive	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1375
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2032 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 dwelling (2021/1375) granted in January 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G160: Nursery Drive (1) Plot B

Site information:

Street name	Nursery Drive	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1377
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Small site with outline planning permission
Assessment conclusion	Outline planning permission for a new dwelling (2021/1377) granted in January 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G161: Nursery Drive (1) Plot C

Site information:

Street name	Nursery Drive	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	2021/1378
Planning application type	Outline
Decision date	20 January 2022
Expiry date	20 January 2025
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Small site with outline planning permission
Assessment conclusion	Outline planning permission for a new dwelling (2021/1378) granted in January 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G172: Burton Avenue (6A)

Site information:

Street name	Burton Avenue
Locality/area	Carlton
Ward	Carlton Hill
Parish	
CIL zone	Zone 1
Existing use	(R) RESIDENTIAL - Garden land
Site source	Planning application
Year site added to SHLAA	2008
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	Lapsed permission
Planning application ref	2005/0233
Planning application type	Outline
Decision date	28 April 2005
Expiry date	28 April 2008
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently residential use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of low risk of flooding from surface water (0.02 ha)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for a new dwelling (2005/0233) lapsed in April 2008. Information from the SHLAA 2023 consultation states that the landowner wishes to remain on the SHLAA database
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	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G175: Sandford Road (44)

Site information:

Street name	Sandford Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	36 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0908
Planning application type	Full
Decision date	28 April 2020
Expiry date	28 April 2023
Type of development	New build
Construction status	Under Construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction (2019/0908) for a replacement dwelling with four detached dwellings, net gain of three dwellings granted in April 2020.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G184: Broadway East (12A)

Site information:

Street name	Broadway East	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0961
Planning application type	Full
Decision date	12 May 2019
Expiry date	12 May 2022
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2019/0961). Construction commenced October 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for 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					

G209: Burton Road

Site information:

Street name	Burton Road
Locality/area	Carlton
Ward	Cavendish
Parish	
CIL zone	Zone 1
Existing use	(K) RETAILING - Snooker club, bookmakers office, bike shop and builders yard
Site source	Planning application
Year site added to SHLAA	2008
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	Yes

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	8 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	133 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2006/0202
Planning application type	Outline
Decision date	26 April 2006
Expiry date	26 April 2009
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Whole site is within an Archaeological Site of Importance
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is within the urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be

	accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to consider whether development could have an impact on archaeological site of importance. Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	The site was added to the SHLAA in 2008. The site boundary was amended in 2019 to exclude the area (to the north west of the site) not owned by the Council. Outline planning permission for three dwellings (2006/0202) lapsed in April 2009. The shops on site have now been demolished.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	8

G221: Mount Pleasant (12, Land Adj To)

Site information:

Street name	Mount Pleasant	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.17 ha
Developable area (ha)	0.17 ha
Density	6 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0839
Planning application type	Full
Decision date	19 October 2020
Expiry date	19 October 2023
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. 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 (2020/0839) granted in October 2020. An application to renew the planning permission was submitted in August 2023 under ref. 2023/0615
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					

G241: Deabill Street

Site information:

Street name	Deabill Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(O) OUTDOOR RECREATION - Recreational area and car park	
Site source	Planning application	
Year site added to SHLAA	2008	
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2006/0810
Planning application type	Outline
Decision date	11 September 2006
Expiry date	11 September 2009
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently recreation area and car park within the urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). 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	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Assessment conclusion	Outline planning permission for two dwellings (2006/0810) lapsed in November 2009.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when information is available
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	4

G365: Wood Lane (31)

Site information:

Street name	Wood Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	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	2003/0923
Planning application type	Full
Decision date	16 January 2004
Expiry date	16 January 2009
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	Construction work for a new chalet bungalow on site started in 2005 (2003/0923).
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	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		

G459: Lambley Lane (Willow Farm)

Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	190 homes
Site area (ha)	10.80 ha
Developable area (ha)	10.80 ha
Density	18 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	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 (10.80 ha), grade 3b (8.25 ha) and not surveyed (2.51 ha) [Source: Provisional Agricultural Land Classification (for grade 3) and Post-1988 Agricultural Land Classification (for grade 3b and not surveyed)]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Part of site falls within area of high risk of flooding from

	surface water (0.10 ha), medium risk of flooding from surface water (0.16 ha) and low risk of flooding from surface water (0.37 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	There is no direct access to this site, however, the Gedling Access Road is being constructed to the Northern boundary at present and due for completion late Autumn 2021. Site would require a Transport Assessment in support of the application. Any junctions proposed onto the Gedling Access Road 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 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	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.

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 boundary was amended in 2021 to exclude the housing allocation H3 and amended in 2023 to reflect the new Colliery Way road. The landowner has promoted a wider site, including SHLAA sites G459 and G1225 (housing allocation H3), 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.
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	190

G513: Woodborough Road (864)

Site information:

Street name	Woodborough Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - dwelling	
Site source	Planning application	
Year site added to SHLAA		0
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	9
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	200 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1347
Planning application type	Full
Decision date	2 March 2023
Expiry date	2 March 2026
Type of development	Conversion
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. 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	Small site with outline planning permission
Assessment conclusion	Site has planning permission (2022/1347) for the conversion of the existing house to 3 flats and build seven new flats.
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	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	9

G519: Mapperley Plains (358)

Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
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	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	2006/1090
Planning application type	Full
Decision date	30 December 2008
Expiry date	30 December 2011
Type of development	New build
Construction status	Construction dormant

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 where construction activity has ceased
Availability	Site where construction activity has ceased
Achievability	Site where construction activity has ceased
Assessment conclusion	Full planning permission for a replacement dwelling (2006/1090) was refused in July 2007 and an appeal lodged (APP/N3020/A/08/2061839/NWF). Appeal allowed in December 2008. Information from the previous SHLAA 2018 consultation states that the previous bungalow was demolished thus activating development. Assume construction activity on site has ceased, unless new information is provided.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

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

G542: Linden Grove

Site information:

Street name	Linden Grove	
Locality/area	Carlton	
Ward	Trent Valley	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL 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	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	120 homes
Site area (ha)	4.03 ha
Developable area (ha)	4.03 ha
Density	30 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H4)
Planning status	Planning permission granted
Planning application ref	2021/0694
Planning application type	Full
Decision date	15 October 2021
Expiry date	15 October 2024
Type of development	New build
Construction status	Under construction

Constraints:

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

Overcoming constraints	Site is currently under construction so the constraints would have already been addressed through the planning application process.
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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 115 homes in the Local Planning Document (site H4). Site is currently under construction for 120 homes (2021/0694).
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	14
Units remaining as of 31 March 2023	106

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
50	50	6			

G559: Carlton Hill (381)

Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(J) OFFICES	
Site source	Planning application	
Year site added to SHLAA		2010
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1074
Planning application type	Full
Decision date	2 January 2021
Expiry date	2 January 2024
Type of development	Change of use
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission to return the upstairs of a commercial building back to residential use (2020/1074) granted in February 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					

G689: Festus Street (2, Land Rear Of)

Site information:

Street name	Festus Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Joiners workshop and garage block	
Site source	Planning application	
Year site added to SHLAA		2012
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	67 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2017/0363
Planning application type	Full
Decision date	18 May 2017
Expiry date	18 May 2020
Type of development	Change of use
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for change of use to two residential units (2017/0363). Plot 2 was completed in November 2020.
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	1
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					

G725: Plains Road (88, Land Rear Of)

Site information:

Street name	Plains Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2013
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.16 ha
Developable area (ha)	0.16 ha
Density	13 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0721
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 (2019/0721) granted in September 2021 for a replacement dwelling with two existing dwellings, net gain of one dwelling.
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					

G735: Blenheim Avenue (21 and 23)

Site information:

Street name	Blenheim Avenue	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA	2013	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	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	2017/1084
Planning application type	Full
Decision date	11 February 2017
Expiry date	11 February 2020
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	1 plot completed in September 2017 (2014/0234). The plot under (2017/1084) is currently under construction.
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	1
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					

G782: Teal Close

Site information:

Street name	Stoke Lane	
Locality/area	Carlton	
Ward	Trent Valley	
Parish	Stoke Bardolph	
CIL zone	Zone 1	
Existing use	(A) AGRICULTURAL LAND	
Site source	Planning application	
Year site added to SHLAA		2013
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	807 homes
Site area (ha)	64.69 ha
Developable area (ha)	64.69 ha
Density	12 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes - strategic site
Planning status	Planning permission granted
Planning application ref	Phase 1 (2017/0800), phase 2 (2019/0152) and phase 3 (2019/0560)
Planning application type	Reserved matters
Decision date	8 July 2022
Expiry date	8 July 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 currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2023, 228 homes have been built. 184 homes on phase 1 with 15 plots remaining and 147 homes on phase 2 have been built. Information from the SHLAA 2023 consultation provides the delivery rates for the whole site.
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	331
Units remaining as of 31 March 2023	476

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
102	100	104	95	75	

G848: Green's Farm Lane (27)

Site information:

Street name	Green's Farm Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND	
Site source	Other	
Year site added to SHLAA		2014
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently vacant land within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site had planning permission in the past. Highway issues will already have been considered and found that the site can be accessed. Further consideration will be given to highways issues through the planning application process when a new planning application is submitted.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed (if any) through the planning application process when a planning application submitted.

Assessment conclusion:

Suitability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Availability	Site that previously had planning permission for residential development which has now lapsed or has new planning application pending a decision
Achievability	Site with lapsed permission and no planning application submitted and no further information provided
Assessment conclusion	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database
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	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1

G925: Mapperley Plains land between Arnold Lane and Chartwell Grove

Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		0
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	29 homes
Site area (ha)	0.95 ha
Developable area (ha)	0.95 ha
Density	31 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission approved at Planning Committee, subject to s106
Planning application ref	2021/0934
Planning application type	Full
Decision date	Pending s106
Expiry date	
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within the setting of a non-designated heritage asset (Great Northern Railway, Centre Railway Air Shaft, Arnold Lane)
Ecology	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). Part of site falls within area susceptible to groundwater flooding

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	New planning application pending a decision. Further consideration will be given to highways issues through the planning application process.
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the planning application process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur.

Assessment conclusion:

Suitability	Site where there is a resolution to grant permission subject to s106 agreement
Availability	Site where there is a resolution to grant permission subject to s106 agreement
Achievability	Site where there is a resolution to grant permission subject to s106 agreement
Assessment conclusion	The site boundary was amended in 2022 to reflect planning application 2021/0934. Full planning application for residential development (2021/0934) was approved at Planning Committee (July 2023) and pending S106.
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Delivery rates to be added when planning permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	29

G990: Prospect Road (90)

Site information:

Street name	Prospect Road	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2017
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2016/0748
Planning application type	Full
Decision date	2 March 2017
Expiry date	2 March 2020
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new bungalow (2016/0748). Site visit in April 2022 indicates the bungalow is almost complete. Sept 2023 - Awaiting final certificate to confirm completion.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1039: Chase Farm, Mapperley Plains

Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Plains	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Other	
Year site added to SHLAA		2017
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	46 homes
Site area (ha)	2.26 ha
Developable area (ha)	2.26 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0764
Planning application type	Outline
Decision date	16 September 2020
Expiry date	16 September 2023
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	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 application pending consideration so the constraints would be 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	Medium/large site with outline planning permission with evidence that housing completions will begin on site within five years
Assessment conclusion	Outline planning permission for residential development (2019/0764) granted in September 2020. An indicative plan submitted with the planning application demonstrates the site could be developed for 27 dwellings and 19 apartments (46 dwellings in total). Information from the SHLAA 2023 consultation indicates that the site is progressing.
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	46

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
10	10	10	16		

G1040: Plains Road (96)

Site information:

Street name	Plains Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Vacant scrubland	
Site source	Planning application	
Year site added to SHLAA		2017
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.51 ha
Developable area (ha)	0.51 ha
Density	18 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0737
Planning application type	Full
Decision date	22 October 2021
Expiry date	22 October 2024
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	The site boundary was amended in 2022 to reflect planning permission 2021/0737. The site is currently under construction for nine dwellings (2021/0737). Full planning permission for amendments to plot 1A (2022/0774) granted in September 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	9

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

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

G1041: Queens Avenue

Site information:

Street name	Queens Avenue	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2017
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Unlikely to raise objections subject to the vehicle crossing being positioned as far down Queens Drive as possible. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2017. The site is on an unusual shaped plot and could accommodate 1 property.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1055: Earl Of Chesterfield

Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 2	
Existing use	(K) RETAILING - Public house	
Site source	Planning application	
Year site added to SHLAA		2018
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	23 homes
Site area (ha)	0.18 ha
Developable area (ha)	0.18 ha
Density	128 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/1031
Planning application type	Full
Decision date	23 March 2021
Expiry date	23 March 2024
Type of development	Change of use
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for 23 sheltered accommodation flats with one office (2019/1031).
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	5
Units remaining as of 31 March 2023	18

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
18					

G1057: Burton Road (148)

Site information:

Street name	Burton Road
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(I) INDUSTRY - Builder's yard
Site source	Planning application
Year site added to SHLAA	2018
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.23 ha
Developable area (ha)	0.23 ha
Density	17 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/1167
Planning application type	Full
Decision date	14 September 2020
Expiry date	14 September 2023
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for four new dwellings (2019/1167). SHLAA 2023 response states dwellings are in final stages of completion.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1062: Celia Drive (5, Land Adj To)

Site information:

Street name	Celia Drive	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2018
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	17 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0097
Planning application type	Full
Decision date	4 September 2020
Expiry date	4 September 2023
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a new dormer bungalow (2020/0097).
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					

G1096: Sandford Road (23)

Site information:

Street name	Sandford Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land (garage)	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0675
Planning application type	Outline
Decision date	13 August 2021
Expiry date	13 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 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 two new dwellings (2021/0675) 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	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					

G1107: Lymn Avenue (26, Land Adj To)

Site information:

Street name	Lymn Avenue	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	8 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2017/1521
Planning application type	Full
Decision date	21 August 2018
Expiry date	21 August 2021
Type of development	New build
Construction status	Under Construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2017/1521).
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1117: Gardenia Grove (35)

Site information:

Street name	Gardenia Grove	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.34 ha
Developable area (ha)	0.34 ha
Density	15 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0545
Planning application type	Full
Decision date	30 June 2022
Expiry date	30 June 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 has planning permission so the constraints have been addressed through the planning application process.
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Assessment conclusion:

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Full planning permission for five dwellings (2022/0545) granted in June 2022. Satellite imagery (2023) shows a start on site.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for 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			

G1134: Adj 10 Hemingway Close

Site information:

Street name	Hemingway Close	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Potential gradient issues [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Highways comments state there are potential gradient issues.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1135: Wollaton Avenue

Site information:

Street name	Wollaton Avenue	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(V) VACANT LAND PREVIOUSLY DEVELOPED - Former garage site (now demolished)	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	20 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is adjacent to a protected open space
Agricultural land	Site is currently vacant land within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	No direct access to the adopted highway. Private access rights to the rear would need to be sorted out [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and adjacent to a protected open space. Highways comments state there is no direct access to the adopted highway and private access rights to the rear would need to be sorted out.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1141: 52 Arthur Street

Site information:

Street name	Arthur Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1142: 43 Arthur Street

Site information:

Street name	Arthur Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable. Loss of parking area may affect turning area for refuse vehicles but as it is not within the limits of adopted highway the area in question cannot be assured to remain in place [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1143: Land Adj 60 Godfrey Street

Site information:

Street name	Godfrey Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Car parking spaces	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Brownfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently car park so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Consideration would need to be given to other policies in the Development Plan.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1144: Land at Margaret Crescent

Site information:

Street name	Margaret Crescent	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable, but gradients may be an issue. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Highways comments state that satisfactory proposal is likely to be achievable but the gradients may be an issue on site.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1145: Land at Elizabeth Grove

Site information:

Street name	Elizabeth Grove	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Satisfactory proposal is likely to be achievable, but gradients may be an issue. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Highways comments state that satisfactory proposal is likely to be achievable but the gradients may be an issue on site.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1146: Land at Coronation Walk

Site information:

Street name	Coronation Walk	
Locality/area	Carlton	
Ward	Trent Valley	
Parish		
CIL zone	Zone 2	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.22 ha
Developable area (ha)	0.22 ha
Density	32 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is a protected open space
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Access would need to be from Coronation Walk. Possible public footpath issue [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to demonstrate that the open space is surplus to requirements. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and is currently a protected open space. As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. Consideration would also need to be given to other policies in the Development Plan.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1151: Mountbatten Grove

Site information:

Street name	Mountbatten Grove	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Grassland	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	25 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently grassland within urban area so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Potential gradient issues [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. Highways comments state there are potential gradient issues.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1152: Robin Hood Carlton Allotments

Site information:

Street name	Cavendish Road	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(O) OUTDOOR RECREATION - Allotments	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	128 homes
Site area (ha)	4.28 ha
Developable area (ha)	4.28 ha
Density	30 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is a protected open space
Agricultural land	Site is currently allotments so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Satisfactory junction with the highway network would be required, but this does not look to be achievable without 3rd party land. Even

	with 3rd party land, a Transport Assessment would need to be submitted to look at the highway related impacts of the development. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	An assessment would need to demonstrate that the open space is surplus to requirements. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area and is currently a protected open space (allotments). As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. Consideration would also need to be given to other policies in the Development Plan. Highways comments state a transport assessment would need to be submitted to look at the highway related impacts of the development on site.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	128

G1154: 2b Station Road

Site information:

Street name	Station Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Former offices (now demolished)	
Site source	Other	
Year site added to SHLAA		2019
Brownfield or greenfield status		Brownfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	40 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site is adjacent to a protected open space
Agricultural land	Site is currently office use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: garage and depot
Highways and access	Satisfactory proposal is likely to be achievable. [Highways comments provided in 2019]

Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Owned by a public authority. Information received through the SHLAA 2023 consultation that there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	A 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	Previously developed land (brownfield sites) within the urban area, settlement inset from the Green Belt or settlement beyond the outer Green Belt boundary
Availability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Achievability	Other site identified by the Council (not promoted by landowner) with no planning history and no planning application submitted and no further information provided
Assessment conclusion	The site was added to the SHLAA in 2019. The site is within the urban area. The buildings on site have been demolished.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

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

G1164: Woodborough Road (876)

Site information:

Street name	Woodborough Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(L) LEISURE AND RECREATIONAL BUILDINGS - Gym building	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	117 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2019/0826
Planning application type	Full
Decision date	25 February 2020
Expiry date	25 February 2023
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. 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 seven apartments (2019/0826) granted in February 2020 has since lapsed. Information from the SHLAA 2023 informs that the landowner wishes to remain on the SHLAA database.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	7

G1177: Main Road (17)

Site information:

Street name	Main Road	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(J) OFFICES - Commercial building	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.03 ha
Developable area (ha)	0.03 ha
Density	33 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0831
Planning application type	Full
Decision date	11 November 2022
Expiry date	11 November 2025
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. 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 erection of rear extension comprising ground floor offices with one flat above (2022/0831) 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					

G1187: Hucknall Crescent (2A)

Site information:

Street name	Hucknall Crescent	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	25 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0070
Planning application type	Full
Decision date	20 March 2020
Expiry date	20 March 2023
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2020/0070).
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1188: Lambley Lane (34)

Site information:

Street name	Lambley Lane
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(B) AGRICULTURAL BUILDINGS - Boarding kennels and stables
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2020
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	5 to 15 homes
Site area (ha)	2.06 ha
Developable area (ha)	2.06 ha
Density	7 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 (1.93 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 a Local Wildlife 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). Part of site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The outline of the site does not include any direct access onto an adopted road. The nearest adopted highway is Lambley Lane and at present the existing usage utilises a private drive leading to Lambley Lane. This access is sub standard for the proposal of residential dwellings. Adjacent to the site the GAR is under construction and is due for completion Sept 2021. There is a mini roundabout proposed on Lambley Lane to provide access onto the GAR. This roundabout is being built with a spur into the land adjacent to the North Eastern boundary of 38/40 Lambley Lane. This spur could possibly be utilised for future development with an access off to this site. Access arrangement should be in accordance with Nottinghamshire County Councils highway design guide. [Highways comments provided in 2020]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 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. Any proposals should be designed to avoid/mitigate impacts on biodiversity. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. 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 2020. The majority of the site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site contains a Local Wildlife site, Policy LPD 18 of the Local Planning Document states that planning permission should not be granted for proposals that affect designated sites for nature conservation unless the justification for the development clearly outweighs the biodiversity value and other value of the site. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	Site 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	15

G1194: Land East of Mapperley Plains

Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Agricultural / arable land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2020
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	450 homes
Site area (ha)	24.4 ha
Developable area (ha)	12.4 ha
Density	36 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 a Local Wildlife 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). Part of site falls within area of high risk of flooding from surface water (0.19 ha), medium risk of flooding from surface water (0.37 ha) and low risk of flooding from surface water (1.14 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	Site would require a Transport Assessment in support of the application. Development would require junctions onto the B684 Mapperley Plains. 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. Adjacent SHLAA sites should be linked to encourage a suitable sustainable masterplan for the area. [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. Any proposals should be designed to avoid/mitigate impacts on biodiversity. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. 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 2020. The site boundary was amended in 2021. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site contains a Local Wildlife site, Policy LPD 18 of the Local Planning Document states that planning permission should not be granted for proposals that affect designated sites for nature conservation unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application and development on site would require junctions onto the B684 Mapperley Plains. 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 in conjunction with G1210.
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	450

G1208: Greenhill Rise (3, Flat 1)

Site information:

Street name	Greenhill Rise	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Residential garages	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

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

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0745
Planning application type	Full
Decision date	11 June 2020
Expiry date	11 June 2023
Type of development	Conversion
Construction status	Under construction

Constraints:

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

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

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for conversion of existing garages to two new apartments (2020/0745).
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					

G1210: Land East of Mapperley Plains (360-368)

Site information:

Street name	Mapperley Plains	
Locality/area	Carlton	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Stables (currently redundant)	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	60 homes
Site area (ha)	2.84 ha
Developable area (ha)	2.84 ha
Density	21 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). Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water

	(0.12 ha) and low risk of flooding from surface water (0.28 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	Development would require access onto the B684 Mapperley Plains. Any junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. A Transport Statement would be required to ascertain the proposed traffic Impact. Adjacent SHLAA sites should be linked to encourage a suitable sustainable masterplan for the area. [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. 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 2021. The site is in the Green Belt and adjacent to the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. Consideration would need to be given to other policies in the Development Plan. Highways comments state the site would require a transport assessment in support of the application and development on site would require access onto the B684 Mapperley Plains. 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.
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	60

G1212: Simkin Avenue (145)

Site information:

Street name	Simkin Avenue	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land (garage)	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1153
Planning application type	Full
Decision date	15 January 2021
Expiry date	15 January 2024
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2020/1153) granted in January 2021. Satellite imagery 2023 shows there has been a start on site.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for 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					

G1213: Carlton Hill (92, Land Adj To)

Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 1	
Existing use	(Z) DERELICT LAND - Vacant land	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

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

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0086
Planning application type	Full
Decision date	26 May 2022
Expiry date	26 May 2025
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2022/0086) granted in May 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1215: Midland Crescent (5)

Site information:

Street name	Midland Crescent	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.41 ha
Developable area (ha)	0.41 ha
Density	7 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0556
Planning application type	Full
Decision date	15 February 2021
Expiry date	15 February 2024
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for three new dwellings (2020/0556) granted in February 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1216: Pilkington Road (30)

Site information:

Street name	Pilkington Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	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	2020/0708
Planning application type	Outline
Decision date	2 September 2021
Expiry date	2 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 (2020/0708) granted in February 2021 for a replacement dwelling, net gain zero.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1221: Land at Gedling Wood Farm

Site information:

Street name	Wood Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	29 homes
Site area (ha)	0.96 ha
Developable area (ha)	0.96 ha
Density	30 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	There is no direct access to an adopted highway to this proposed site and the nearest public highway is Yew Tree Lane. Wood Lane from Carlton the Willows school access to the site is private unadopted highway which is substandard and would require highway improvements to Nottinghamshire County Councils highway standard to be undertaken, if possible, to enable access to the site to serve this number of dwellings [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. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 3a. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	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. The site boundary was amended in 2023 to reflect the new Colliery Way road. 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 the urban area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. Highway comments state that there is no direct access to an adopted highway to the site. Information from the SHLAA 2023 consultation states that the landowner wishes to continue promoting their site for residential development.
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	29

G1225: Willow Farm (site H3)

Site information:

Street name	Lambley Lane
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(A) AGRICULTURAL LAND
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	0
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	89 homes
Site area (ha)	4.17 ha
Developable area (ha)	4.17 ha
Density	26 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H3)
Planning status	
Planning application ref	2021/1398
Planning application type	Full
Decision date	4 April 2023
Expiry date	4 April 2026
Type of development	New build
Construction status	Not started

Constraints:

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

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

Assessment conclusion:

Suitability	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	Site is allocated for 110 homes in the Local Planning Document (site H3). The landowner has promoted a wider site, including SHLAA sites G459 and G1225, for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. Full planning application for 24 houses on part of the site (2021/1398) granted permission on 4th April 2023. Information from the SHLAA 2023 consultation informs that a detailed planning application for 65 homes should be expected imminently.
SHLAA conclusion category	Site is developable 6-10 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Delivery rates to be added when planning 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	89

G1227: Carlton Hill (238)

Site information:

Street name	Carlton Hill	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Retail 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	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0147
Planning application type	Full
Decision date	30 April 2021
Expiry date	30 April 2024
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2021/0147) granted in April 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1231: Phoenix Avenue (94)

Site information:

Street name	Phoenix Avenue	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2018/0833
Planning application type	Full
Decision date	5 July 2021
Expiry date	5 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.
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Assessment conclusion:

Suitability	Site currently under construction
Availability	Site currently under construction
Achievability	Site currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2018/0833).
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1232: Burton Road (163)

Site information:

Street name	Burton Road
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(K) RETAILING - Retail on ground floor with flat on upper floor
Site source	Planning application
Year site added to SHLAA	2022
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	Not applicable

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1125
Planning application type	Full
Decision date	14 June 2021
Expiry date	14 June 2024
Type of development	Change of use
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use from retail unit including flat on upper floor to a single residential use (2020/1125) granted in June 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1234: Lambley Lane (32, Land Rear Of)

Site information:

Street name	Lambley Lane	
Locality/area	Carlton	
Ward	Gedling	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	10 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0284
Planning application type	Full
Decision date	11 January 2021
Expiry date	11 January 2024
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for a new dwelling (2021/0284) granted in November 2021. SHLAA 2023 reponse informed construction is underway
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					

G1238: Victoria Road (Units 4 and 5)

Site information:

Street name	Victoria Road	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Retail	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

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

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0465
Planning application type	Full
Decision date	8 December 2021
Expiry date	8 December 2024
Type of development	Change of use
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use from first floor retail storage area to two flats (2021/0465) 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	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					

G1240: Arnold Lane (123)

Site information:

Street name	Arnold Lane	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	29 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1120
Planning application type	Full
Decision date	8 December 2022
Expiry date	8 December 2025
Type of development	New build
Construction status	Not started

Constraints:

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

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. 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 (2021/1120) granted in August 2022 for a replacement dwelling with two dwellings, net gain of one dwelling.
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 for planning application 2021/1120
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					

G1250: Westdale Lane West (437)

Site information:

Street name	Westdale Lane West	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(C) COMMUNITY BUILDINGS - Osteopaths practice	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.02 ha
Developable area (ha)	0.02 ha
Density	50 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1229
Planning application type	Full
Decision date	16 December 2021
Expiry date	16 December 2024
Type of development	Change of use
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority. Site has extant planning permission. Information received 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 ground floor osteopaths to a flat (2021/1229) granted in December 2021. Information from the SHLAA 2023 consultation states the site is progressing.
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					

G1255: Highclere Lodge

Site information:

Street name	Burton Road
Locality/area	Carlton
Ward	Gedling
Parish	
CIL zone	Zone 2
Existing use	(Q) INSTITUTIONAL AND COMMUNAL ACCOMMODATION - Care home (now demolished)
Site source	Planning application
Year site added to SHLAA	2022
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	Yes

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	20 homes
Site area (ha)	0.13 ha
Developable area (ha)	0.13 ha
Density	154 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/1254
Planning application type	Full
Decision date	21 June 2022
Expiry date	21 June 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 20 dwellings (2020/1254).
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	20

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					

G1262: Land to east of Teal Close

Site information:

Street name	Stoke Lane	
Locality/area	Carlton	
Ward	Trent Valley	
Parish	Stoke Bardolph	
CIL zone	Zones 1 and 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2022
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	1,110 homes
Site area (ha)	87.75 ha
Developable area (ha)	87.75 ha
Density	13 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of several non-designated heritage assets in Stoke Bardolph. Site is partially within an Archaeological Site of Importance
Ecology	Site is adjacent to protected open space to the north, adjacent to two Local Wildlife Sites to the south and Netherfield Lagoons Local Nature Reserve to the south
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (77.27 ha) and Flood Zone 3 (22.80 ha). Part of site falls within area

	of low risk of flooding from surface water (0.44 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: former farm, gravel pit, railway land and sewage sludge disposal
Highways and access	The surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. Stoke Lane, at this location is rural in nature and it would need to be upgraded to allow for future residential development of this scale. Surrounding roads would also need to be assessed to ensure that they could accommodate any additional traffic which as stated is already heavily congested. The site would require a Transport Assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area. If the site is pursued sustainable means of transport including bus services need to be considered. Any design including new junctions off Stoke Lane would need to comply with Nottinghamshire County Councils Highway Design Guide. [Highways comments provided in 2022]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information submitted through the SHLAA process suggests that the landowner wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. Any proposals should be designed to avoid/mitigate impacts on biodiversity. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 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. A land contamination assessment would be required to ensure the site is suitable for its proposed use. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2022. The site is in the Green Belt and adjacent to existing strategic site Teal Close in the Aligned Core Strategy currently under construction (SHLAA site G782). The site is also adjacent to two Local Wildlife Sites and Netherfield Lagoons Local Nature Reserve. Where a site is located within the Green Belt, the Government is clear that

	<p>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 Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site is within the setting of several non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Highway comments state that the surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. The site would require a transport assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area.</p>
SHLAA conclusion category	Site could be suitable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	1110

G1263: Kensington Garden (9)

Site information:

Street name	Kensington Garden	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Part of dwelling	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1182
Planning application type	Full
Decision date	12 June 2021
Expiry date	12 June 2024
Type of development	Conversion
Construction status	Under Construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for first floor side extension to create new dwelling (2021/1182) 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					

G1268: Forester Road (32A)

Site information:

Street name	Forester Road	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Two dwellings	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	6 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	80 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0848
Planning application type	Full
Decision date	7 January 2022
Expiry date	7 January 2025
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.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/0173) for the conversion and extension of two existing dwellings to eight dwellings, net gain of six dwellings granted in July 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for lead-in times and build-out rates
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	6

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	2			

G1274: MG Motors

Site information:

Street name	Westdale Lane West	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(K) RETAILING - Motor sales business	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?		

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	8 homes
Site area (ha)	0.10 ha
Developable area (ha)	0.10 ha
Density	80 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0233
Planning application type	Full
Decision date	8 September 2022
Expiry date	8 September 2025
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for eight apartments (2022/0233) granted in August 2022. Landowner SHLAA response 2023 indicates that the site is progressing.
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	8

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

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

G1279: The Elwes Arms

Site information:

Street name	Oakdale Road	
Locality/area	Carlton	
Ward	Carlton	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Garden of public house	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.04 ha
Developable area (ha)	0.04 ha
Density	50 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0832
Planning application type	Full
Decision date	10 June 2022
Expiry date	10 June 2025
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for two new dwellings (2022/0832) granted in October 2022. SHLAA 2023 consultation response indicates the site is progressing.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1280: Second Avenue (92)

Site information:

Street name	Second Avenue	
Locality/area	Carlton	
Ward	Carlton Hill	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	29 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0972
Planning application type	Full
Decision date	17 October 2022
Expiry date	17 October 2025
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.
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use to two residential units (2022/0972) granted in October 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

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

G1284: Kenrick Street (15)

Site information:

Street name	Kenrick Street	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(K) RETAILING - Derelict buildings	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	8 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	133 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1010
Planning application type	Full
Decision date	12 August 2022
Expiry date	12 August 2025
Type of development	Change of use
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Site is currently under construction for change of use to eight residential units (2022/1010).
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	8

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					

G1285: Netherfield Methodist Church

Site information:

Street name	Victoria Road	
Locality/area	Carlton	
Ward	Netherfield	
Parish		
CIL zone	Zone 1	
Existing use	(C) COMMUNITY BUILDINGS - Church property	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	11 homes
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0240
Planning application type	Full
Decision date	11 October 2022
Expiry date	11 October 2025
Type of development	Change of use
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 has completed
Overcoming constraints	Site has completed

Assessment conclusion:

Suitability	Site has completed
Availability	Site has completed
Achievability	Site has completed
Assessment conclusion	Full planning permission for the conversion of existing church property to 13 one-bed residential units (2022/0240) granted in November 2022. SHLAA 2023 consultation reponse informs that scheme is practically completed.
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	13

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
13					

G1286: Perlethorpe Crescent (1)

Site information:

Street name	Perlethorpe Crescent	
Locality/area	Carlton	
Ward	Phoenix	
Parish		
CIL zone	Zone 1	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0900
Planning application type	Full
Decision date	12 July 2022
Expiry date	12 July 2025
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for a new dwelling (2022/0900) granted in December 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1290: Moore Road (122)

Site information:

Street name	Moore Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Garden Land	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.01 ha
Developable area (ha)	0.01 ha
Density	100 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1027
Planning application type	Full
Decision date	1 October 2023
Expiry date	1 October 2026
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 has completed
Overcoming constraints	Site has completed

Assessment conclusion:

Suitability	Site has completed
Availability	Site has completed
Achievability	Site has completed
Assessment conclusion	Full planning permission (2022/1027) granted for a new dwelling granted in January 2023. The site both commenced and completed in May 2023
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Assumptions for 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					

G1291: Nursery Drive (3)

Site information:

Street name	Nursery Drive	
Locality/area	Carlton	
Ward	Cavendish	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - dwelling/garden land	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield/greenfield mix	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.11 ha
Developable area (ha)	0.11 ha
Density	18 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/1311
Planning application type	Full
Decision date	2 January 2023
Expiry date	2 January 2026
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
Overcoming constraints	Site has planning permission so the constraints have been addressed through the planning application process.

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2022/1311) granted for erection of two dwellings following removal of existing detached bungalow granted in February 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1295: Breck Hill Road (146)

Site information:

Street name	Breck Hill Road	
Locality/area	Carlton	
Ward	Porchester	
Parish		
CIL zone	Zone 2	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2023
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	Yes	

Dwelling capacity and density information:

Type of settlement	Main built up area (and adjoining)
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	9 homes
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	150 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1420
Planning application type	Full
Decision date	13 March 2023
Expiry date	13 March 2026
Type of development	New build
Construction status	Under construction

Constraints:

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

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

Suitability	Site is currently under construction
Availability	Site is currently under construction
Achievability	Site is currently under construction
Assessment conclusion	Full planning permission (2021/1420) for the demolition of the existing house and replacement with 2.5 storey apartment block granted in March 2023. SHLAA consultation response 2023 states the works should be completed in December 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2023
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	8

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					