

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

2023 update

Lambley

Published December 2023

Introduction

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

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

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

The SHLAA 2023 update includes:-

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

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

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

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

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

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

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

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

Assessment of SHLAA sites

The following SHLAA sites have been assessed:-

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G538: Land off Spring Lane

Site information:

Street name	Spring Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
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	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	140 homes
Site area (ha)	4.46 ha
Developable area (ha)	4.46 ha
Density	31 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 Lambley Conservation Area (i.e. site could have an impact on the setting, view or approach to or from a Conservation Area)
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 (0.11 ha), medium risk of flooding from surface water (0.26 ha) and low risk of flooding from surface water (0.55 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 are likely to be forward visibility issues at the site access and a ghost island right turn lane would potentially be required on Spring Lane to overcome safety concerns at any proposed junction. This would be likely to require land on the opposite side of Spring Lane to accommodate the highway works. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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 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 was added to the SHLAA in 2009. The site is in the Green Belt and adjacent to Lambley village. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site falls within the setting of Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. 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	140

G672: Land adj Steeles Way/Orchard Rise

Site information:

Street name	Steeles Way/Orchard Rise	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2012
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	15 homes
Site area (ha)	0.90 ha
Developable area (ha)	0.90 ha
Density	17 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 adjacent to Lambley Conservation Area and within the setting of a Listed Building Grade II (Mill House). Site is within the setting of a non-designated heritage asset (Dumble Cottage)
Ecology	No known designated nature conservation assets and 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 (0.01 ha), medium risk of flooding from surface water

	(0.02 ha) and low risk of flooding from surface water (0.09 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	Access through adjacent SHLAA site (G831) from Catfoot Lane. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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. 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 was added to the SHLAA in 2012. The site is in the Green Belt and adjacent to a Conservation Area. A Preliminary Landscape & Visual Appraisal (2014) has been provided by the applicant which concludes that the Catfoot Lane site is considered to be a good location for development. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of a Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site is within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. 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 and continue promoting their site with SHLAA sites G831 and G1035 for residential development.

SHLAA conclusion category	Site could be suitable
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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

G831: Catfoot Lane

Site information:

Street name	Catfoot Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2014
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	55 homes
Site area (ha)	3.48 ha
Developable area (ha)	3.48 ha
Density	16 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is adjacent to Lambley Conservation Area and within the setting of a Listed Building Grade II (Mill House). Site is within the setting of two non-designated heritage assets (Dumble Cottage and The Woodlark Public House)
Ecology	No known designated nature conservation assets and 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 low risk of flooding from

	surface water (0.03 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	Access from Catfoot Lane. Level of development in connection with adjacent SHLAA site may be an issue. The capacity and geometry of Catfoot Lane will need to be carefully considered and improvements made to accommodate development and sustainability. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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. Highways comments would need to be addressed.

Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2014. Site is in the Green Belt and adjacent to a Conservation Area in Lambley. It is likely to be developed in association with adjacent SHLAA site G672. A Preliminary Landscape & Visual Appraisal (2014) has been provided by the applicant which concludes that the Catfoot Lane site is considered to be a good location for development. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of two non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. 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 and continue promoting their site with SHLAA sites G672 and G1035 for residential development.

SHLAA conclusion category	Site could be suitable
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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	55

G967: Reed Pond House

Site information:

Street name	Park Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2016
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	2017/0345
Planning application type	Full
Decision date	25 April 2017
Expiry date	25 April 2020
Type of development	New build
Construction status	Completed

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 complete
Overcoming constraints	Site is complete

Assessment conclusion:

Suitability	Site is complete
Availability	Site is complete
Achievability	Site is complete
Assessment conclusion	Full planning permission for a replacement dwelling, net gain zero (2017/0345) granted in April 2017. Construction commenced in November 2017 and completed in April 2023
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G975: Hill Close Farm / Catfoot Lane (26)

Site information:

Street name	Catfoot Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2016
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	22 homes
Site area (ha)	1.08 ha
Developable area (ha)	1.08 ha
Density	20 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application on part of site pending a decision
Planning application ref	2021/1350
Planning application type	Full
Decision date	Pending consideration
Expiry date	
Type of development	New build
Construction status	Not started

Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is adjacent to Lambley Conservation Area
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	Catfoot Lane is substandard with no footway. An assessment of any new junction would need to be carried out. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Planning application submitted and pending consideration. 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	Part of site has planning application pending consideration so the constraints would be addressed through the planning application process.

Assessment conclusion:

Suitability	Non-allocated site with no planning history and new planning application pending a decision
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2015. The site lies outside of the Green Belt and adjacent to a Conservation Area in Lambley village. The capacity of the site has now been reduced to up to 22 homes. As the site is adjacent to Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 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. Consideration would also need to be given to other policies in the Development Plan. Highways comments state Catfoot Lane is substandard with no footway and an assessment of any new junction would need to be carried out. Full planning application for two dwellings on part of the site was submitted in November 2021 and pending consideration (2021/1350).
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	22

G997: Spring Lane (114)

Site information:

Street name	Spring Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(I) INDUSTRY - Builders yard / merchants	
Site source	Planning application	
Year site added to SHLAA		2017
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.26 ha
Developable area (ha)	0.26 ha
Density	15 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	Plot 1 (2018/0647), plot 2 (2018/0548), plot 3 (2017/1134) and plot 4 (2020/0450)
Planning application type	Full
Decision date	15 November 2017
Expiry date	15 November 2020
Type of development	New build
Construction status	Completed

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 complete

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	Four full planning permissions granted for total of four dwellings on site. Site completed in September 2023.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1035: Land adjacent Steeles Way/Orchard Rise

Site information:

Street name	Catfoot Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2017
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	55 homes
Site area (ha)	2.43 ha
Developable area (ha)	2.43 ha
Density	23 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is adjacent to Lambley Conservation Area and within the setting of a Listed Building Grade II (Mill House). Site is within the setting of two non-designated heritage assets (Dumble Cottage and The Woodlark Public House)
Ecology	No known designated nature conservation assets and 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 low risk of flooding from

	surface water (0.03 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 Highway Authority is unlikely to raise an objection in principle subject to any new road layout and visibility requirements conforming to 6C's Design Guide standards. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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. 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 2017. The site is in the Green Belt and adjacent to a Conservation Area in Lambley village. A Preliminary Landscape & Visual Appraisal (2014) has been provided by the applicant which concludes that the Catfoot Lane site is considered to be a good location for development. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of two non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. 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 and continue promoting their site with G672 and G831 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	55

G1038: The Riding Stables

Site information:

Street name	Main Street
Locality/area	Lambley
Ward	Dumbles
Parish	Lambley
CIL zone	Zone 3
Existing use	(B) AGRICULTURAL BUILDINGS - Stables (former equestrian use)
Site source	Planning application
Year site added to SHLAA	2017
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	No

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.12 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	2021/0946
Planning application type	Full
Decision date	19 January 2022
Expiry date	19 January 2025
Type of development	New build
Construction status	Under Construction

Constraints:

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

Overcoming constraints	Site is 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 redevelopment of existing stable buildings to provide a new dwelling (2021/0946) 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					

G1083: Land at Catfoot Lane

Site information:

Street name	Catfoot Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Grazing for cattle	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2018	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	135 homes and care home
Site area (ha)	5.42 ha
Developable area (ha)	5.42 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 in the Green Belt
Heritage assets	Site is adjacent to Lambley Conservation Area (to the south east corner of the site). Site is within the setting of a non-designated heritage asset (The Lambley Public House, Main Street)
Ecology	Site is adjacent to a protected open space
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). 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	Catfoot Lane is substandard with no footway visibility could be limited due to the gradient of the existing road and land levels. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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 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 2018. The site is in the Green Belt and adjacent to a Conservation Area (to the south east corner of the site) in Lambley village. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Lambley Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. 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	135

G1115: Harlow Wood Farm (The Stables)

Site information:

Street name	Park Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(B) AGRICULTURAL BUILDINGS - Disused stable	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
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	Lapsed permission
Planning application ref	2017/1325
Planning application type	Full
Decision date	21 November 2018
Expiry date	21 November 2021
Type of development	Change of use
Construction status	Completed

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 complete
Overcoming constraints	Site is complete

Assessment conclusion:

Suitability	Site is complete
Availability	Site is complete
Achievability	Site is complete
Assessment conclusion	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018. Information from the SHLAA 2023 consultation states that the construction work on the residential conversion is now complete.
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	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					

G1251: Park Lane Stables

Site information:

Street name	Park Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(B) AGRICULTURAL BUILDINGS - Stables	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.05 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	2020/0949
Planning application type	Full
Decision date	11 May 2021
Expiry date	11 May 2024
Type of development	Change of use
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for change of use of disused stable building to a residential dwelling (2020/0949) granted in November 2021.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

G1256: Land at Sunrise Farm

Site information:

Street name	Spring Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 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	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	170 homes
Site area (ha)	5.72 ha
Developable area (ha)	5.72 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). Part of site falls within area of low risk of flooding from surface water (0.07 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 site would require a Transport Assessment in support of the application to assess the traffic impacts in the area and any mitigation measures that may be necessary to assist any detrimental impacts on the highway network. Development would need to access onto the highway network on Spring Lane. The rural location of the site will likely encourage heavy vehicle usage and so we would be concerned on the sustainability of the site. Should the proposal be pursued all junctions and layout would need to be designed to 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. 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	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 2022. This site includes SHLAA site G1257. The site is in the Green Belt and is in an isolated location. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. 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 to assess the traffic impacts in the area and any mitigation measures that may be necessary to assist any detrimental impacts on the highway network.
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	170

G1257: Land to the west of Sunrise Farm

Site information:

Street name	Spring Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 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	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	10 homes
Site area (ha)	0.72 ha
Developable area (ha)	0.72 ha
Density	14 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	In principle, access from Spring Lane would be feasible to serve up to 10 dwellings. However, to ensure that the correct visibility is achieved the majority of the hedge will require removing to the frontage of the site to ensure highway safety is maintained. Any access arrangement is to be designed in line with the latest 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. 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	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 2022. This sites falls within SHLAA site G1256. The site is in the Green Belt and is in an isolated location. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Consideration would need to be given to other policies in the Development Plan. Highways comments state site access from Spring Lane would be feasible to serve up to 10 dwellings. However, to ensure that the correct visibility is achieved the majority of the hedge require removing to the frontage of the site to ensure highway safety is maintained.
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	10

G1267: Spring Lane (164)

Site information:

Street name	Spring Lane	
Locality/area	Lambley	
Ward	Dumbles	
Parish	Lambley	
CIL zone	Zone 3	
Existing use	(I) INDUSTRY	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.44 ha
Developable area (ha)	0.44 ha
Density	11 dwellings per hectare

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0173
Planning application type	Full
Decision date	28 June 2022
Expiry date	28 June 2025
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission for five new dwellings (2022/0173) granted in June 2022.
SHLAA conclusion category	Site is deliverable

Delivery information:

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

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

2023/24	2024/25	2025/26	2026/27	2027/28	After 2028
2	3				