

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

2023 update

Linby

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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G535: Greenacres

Site information:

Street name	Wighay Road
Locality/area	Linby
Ward	Newstead Abbey
Parish	Linby
CIL zone	Zone 3
Existing use	(R) RESIDENTIAL
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2009
Brownfield or greenfield status	Brownfield
Site on Brownfield Land Register?	Yes

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	6 homes
Site area (ha)	0.25 ha
Developable area (ha)	0.25 ha
Density	28 dwellings per hectare

Planning status:

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

Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is close to Linby Conservation Area
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). 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 is adjacent the level crossing. Therefore there is potential for right turning vehicles to cause following vehicles to wait on the track to the detriment of highway and rail safety. The railway authorities should be consulted. [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. 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 2009. The site is on previously developed land as it is within the curtilage of an existing dwelling in the Green Belt. The site is part of ribbon development on Wighay Road. It is isolated from the urban area and Linby village as well as local facilities (e.g. shops). The level crossing is likely to be an issue for access arrangements. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt. One of the exceptions to this includes limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development; or not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority. As the site is a previously developed site within the Green Belt, any proposals on the site should accord with Policy LPD 15 of the Local Planning Document. As the site is close to Linby Conservation Area, any proposals on the site would need to accord with part c of Policy LPD 28 of the Local Planning Document which considers development proposals affecting the setting of Conservation Areas. Consideration would also need to be given to other policies in the Development Plan. Highways comments state the railway authorities should be consulted as the site is adjacent to the level crossing. 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	6

G1072: Main Street/Hayden Lane

Site information:

Street name	Hayden Lane	
Locality/area	Linby	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Previously used as a paddock	
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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	Approx 15 homes
Site area (ha)	0.46 ha
Developable area (ha)	0.46 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 in the Green Belt
Heritage assets	Site is within Linby Conservation Area and also within the setting of Listed Buildings Grade II* St Michaels and All Angels Church and Grade II Ashlar Headstone. Site is within an Archaeological Site of Importance. Site is within the setting of two non-designated heritage assets (28 Church Lane AND 32 Churchside House and outbuilding)
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Urban [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	Hayden Lane is substandard in geometry, particularly width. Visibility is very limited in a northerly direction from Hayden Lane onto Church Lane and any intensification of traffic in this location would be unacceptable. [Highways comments provided in 2018]
Coal referral area	A small part of the site falls within 'Development High Risk Area' (0.05 ha)
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2021 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. 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. 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. A coal mining risk assessment may be required to support a planning application (please contact The Coal Authority Planning for advice).

Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2018. The site is in the Green Belt and within a Conservation Area in Linby village. The site is identified as a 'significant green space' in the Linby Conservation Area Character Appraisal (August 2011). 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. As the site falls within Linby 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 Listed Buildings, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site falls within the setting of 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 two non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. Policy TRA1 of the Linby Neighbourhood Plan should be considered as both Main

	Street/Church Lane and Wighay Road/Waterloo Road junctions are two of Linby's critical junctions where there is a particular concern over traffic safety and congestion. 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

G1242: Main Street (14, Land To Rear Of)

Site information:

Street name	Main Street	
Locality/area	Linby	
Ward	Newstead Abbey	
Parish	Linby	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garage	
Site source	Planning application	
Year site added to SHLAA		2022
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	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	2020/1147
Planning application type	Full
Decision date	31 August 2021
Expiry date	31 August 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 with detailed planning permission
Assessment conclusion	Site is currently under construction for conversion of detached garage to a new dwelling (2020/1147) (APP/N3020/W/21/3268087). Information from the SHLAA 2023 informs that the site 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	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					