

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

2023 update

Newstead

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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G132: Station Road

Site information:

Street name	Station Road
Locality/area	Newstead
Ward	Newstead Abbey
Parish	Newstead Village
CIL zone	Zone 1
Existing use	(A) AGRICULTURAL LAND - Grazing land. Public house demolished on site
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	Higher density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	40 homes
Site area (ha)	1.85 ha
Developable area (ha)	1.85 ha
Density	22 dwellings per hectare

Planning status:

Site allocated in Local Plan?	Yes (H22)
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	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flooding	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable

Ownership issue	Not owned by a public authority. Site is allocated in the Local Plan. Information received through the Local Plan process indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site is allocated in the Local Plan so the key constraints would have already been addressed through the plan preparation process. Any constraints would be addressed through the planning application process when a planning application is submitted.

Assessment conclusion:

Suitability	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 40 homes in the Local Planning Document (site H22). Allocated in the Local Planning Document but not included in housing supply due to uncertainty over delivery, in part due to difficulties regarding access. The public house on site was demolished in early 2018. No planning application has been received. The SHLAA 2023 consultation has indicated the site does have developer interest.
SHLAA conclusion category	Site is developable 11-15 years

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Delivery rates to be added when planning application is submitted or permission granted
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	40

G1181: Broadeaves (Newstead Abbey Park)

Site information:

Street name	Newstead Abbey Park	
Locality/area	Newstead	
Ward	Newstead Abbey	
Parish	Newstead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2020
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

Dwelling capacity and density information:

Type of settlement	Outside main built up area and settlement
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0714
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 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 (2021/0714) granted in September 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

G1237: Knights Cross Cottage (Newstead Abbey Park)

Site information:

Street name	Station Avenue	
Locality/area	Newstead	
Ward	Newstead Abbey	
Parish	Newstead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement 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	Higher density settlement
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0586
Planning application type	Full
Decision date	23 July 2021
Expiry date	23 July 2024
Type of development	New build
Construction status	Not started

Constraints:

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

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

Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2021/0586) granted in July 2021 for a replacement dwelling, net gain zero. The existing dwelling has been demolished.
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