



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

**2023 update**

**Ravenshead**

**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](http://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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### G39: Longdale Lane (site H18)

#### Site information:

Street name	Longdale Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Vacant 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	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	31 homes
Site area (ha)	1.24 ha
Developable area (ha)	1.24 ha
Density	25 dwellings per hectare

#### Planning status:

Site allocated in Local Plan?	Yes (H18)
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2014/0273
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 is allocated in the Local Plan. Site has planning approval subject to signing of s106. 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 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	The site boundary was amended in 2019 to cover the housing allocation H18 only. The site is allocated for 30 homes in the Local Planning Document (site H18). Resolution to grant outline planning application for up to 31 homes (2014/0273) in August 2018 subject to the signing of the s106. Referred back to Planning Committee in October 2022 to agree amendments to the planning obligations and conditions to facilitate custom/self-build developments.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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	31

## G40: Longdale Lane (site H19)

### Site information:

Street name	Longdale Lane
Locality/area	Ravenshead
Ward	Newstead Abbey
Parish	Ravenshead
CIL zone	Zone 3
Existing use	(N) NATURAL AND SEMI-NATURAL 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	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	47 homes
Site area (ha)	2.29 ha
Developable area (ha)	2.29 ha
Density	21 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H19)
Planning status	Planning permission granted
Planning application ref	2017/1164
Planning application type	Reserved matters
Decision date	5 December 2019
Expiry date	5 December 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	The site boundary was amended in 2019 to cover the housing allocation H19 only. The site is allocated for 70 homes in the Local Planning Document (site H19). The site is currently under construction for 47 homes (2017/1164). Information from the SHLAA 2023 consultation states that the construction of the site is currently underway.
SHLAA conclusion category	<b>Site is deliverable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	SHLAA consultation response 2022
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	47

**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
43	4				



## G41: Longdale Lane (site H17)

### Site information:

Street name	Longdale Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Grassland and scrub	
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	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	30 homes
Site area (ha)	1.36 ha
Developable area (ha)	1.36 ha
Density	22 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H17)
Planning status	Planning application pending a decision
Planning application ref	2023/0083
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	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 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 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 boundary was amended in 2019 to cover the housing allocation H17 only. The site is allocated for 30 homes in the Local Planning Document (site H17). Detailed planning application submitted in Jan 2023 for 33 dwellings (2023/0083) pending determination.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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	30

## G116: Gorse Hill (15, Land Adj To)

### Site information:

Street name	Gorse Hill	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
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	Lower density settlement
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	Lapsed permission
Planning application ref	2008/0323
Planning application type	Outline
Decision date	13 June 2008
Expiry date	13 June 2011
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)
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 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 (2008/0323) lapsed in June 2011. New planning application for a new dwelling would need to be submitted. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is developable 11-15 years</b>

### 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

## G214: Chapel Lane (148, Land Rear Of)

### Site information:

Street name	Chapel Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.06 ha
Developable area (ha)	0.06 ha
Density	17 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0205
Planning application type	Outline
Decision date	26 May 2023
Expiry date	26 May 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 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	Renewed Outline planning permission for a detached dwelling (2023/0205) granted in May 2023.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### 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				

## G659: Larch Farm (site 1)

### Site information:

Street name	Main Road
Locality/area	Ravenshead
Ward	Newstead Abbey
Parish	Ravenshead
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL LAND - Grazing
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2012 (resubmitted in 2023)
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)	40 homes
Site area (ha)	1.92 ha
Developable area (ha)	1.92 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	Flood Zone 1
Air quality	
Land contamination	No known land contamination

Highways and access	A priority junction should be located on Main Road to serve the site and should be designed to Nottinghamshire County Councils current highway design standards. It is noted that Main Road in the vicinity of the land is subject to a 40 mph speed limit at present and visibility may not be achievable due to the existing geometry of the highway. Priority for Non motorised users must be taken into consideration along with accessible bus facilities. It would be beneficial from a highways perspective to link this site for vehicles to site ref G1282. It is anticipated that any further traffic resulting from this development will have a traffic impact on Larch Farm traffic signalled junction at the A60 and therefore mitigation works/contributions may be required. [Highways comments provided in 2023]
Coal referral area	
Ownership issue	Not owned by a public authority.
Overcoming constraints	Very special circumstances required to allow development on the Green Belt.

### 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 2023. The site is in Green Belt and adjacent to the existing settlement of Ravenshead. 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 constraints would need to be considered.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

### Delivery information:

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



## G669: Kighill Lane (18)

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Part residential and part vacant 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	Small site (1 - 9 dwellings)
Dwelling capacity (net)	5 homes
Site area (ha)	0.41 ha
Developable area (ha)	0.41 ha
Density	12 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of X5)
Planning status	Planning application withdrawn
Planning application ref	2020/0888
Planning application type	Full
Decision date	Withdrawn
Expiry date	
Type of development	New build
Construction status	1 plot built (16 Kighill Lane). Work not started for the remainder of the site

### 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 20 homes in the Local Planning Document (site X5) together with SHLAA sites G166 and G841. A new dwelling (16 Kighill Lane) was built on part of the site in August 2019 (2018/1004). Full planning application for three detached dwellings to the rear of 18 Kighill Lane (2020/0888) was withdrawn in November 2021.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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	1
Units remaining as of 31 March 2023	4

## G781: Land Between 11 and Blue Eaves

### Site information:

Street name	Mansfield Road
Locality/area	Ravenshead
Ward	Newstead Abbey
Parish	Ravenshead
CIL zone	Zone 3
Existing use	(G) ROUGH GRASSLAND AND BRACKEN
Site source	Submitted by landowner, developer or agent
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.52 ha
Developable area (ha)	0.52 ha
Density	6 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
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)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Access from A60 Mansfield Road and close to Larch Farm junction. Verge access for maintenance has been provided. [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. 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. 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 2013. The site is within the Green Belt and adjacent to a Local Wildlife Site. 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. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as of 31 March 2023	0
Units built as of 31 March 2023	0
Units remaining as of 31 March 2023	3

## G841: Land at Kighill Lane (16, Land East of)

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(N) NATURAL AND SEMI-NATURAL LAND - Scrub grassland	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2014	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	7 homes
Site area (ha)	0.41 ha
Developable area (ha)	0.41 ha
Density	17 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of X5)
Planning status	Planning permission granted
Planning application ref	2020/1108
Planning application type	Outline
Decision date	5 May 2021
Expiry date	5 May 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 20 homes in the Local Planning Document (site X5) together with SHLAA sites G166 and G669. Outline planning application for up to seven homes (2020/1108) granted in May 2021. SHLAA 2023 consultation response informed there have been 2 completions to date and expect a build out of 1 per year.
SHLAA conclusion category	<b>Site is deliverable</b>

**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	1
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
1	1	1	1	1	

## G843: 26 Kighill Lane Site 2 (land rear of)

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL	
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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	18 homes
Site area (ha)	0.72 ha
Developable area (ha)	0.72 ha
Density	25 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of X6)
Planning status	Planning application pending a decision
Planning application ref	2022/0250
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	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. 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	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 30 homes in the Local Planning Document (site X6) together with SHLAA sites G845 and G1046. Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 and pending consideration (2022/0250).
SHLAA conclusion category	<b>Site is developable 6-10 years</b>

### 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	18



## G845: 28 Kighill Lane Site 1

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2014
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.54 ha
Developable area (ha)	0.54 ha
Density	7 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of X6)
Planning status	Planning application pending a decision
Planning application ref	2022/0250
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	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. 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	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 30 homes in the Local Planning Document (site X6) together with SHLAA sites G843 and G1046. Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 and pending consideration (2022/0250).
SHLAA conclusion category	<b>Site is developable 6-10 years</b>

### 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	4

## G919: Silverland Farm (Ricket Lane, Site A)

### Site information:

Street name	Ricket Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2015
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	286 homes
Site area (ha)	9.55 ha
Developable area (ha)	9.55 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	Site is within the setting of a Scheduled Monument (Fountain Dale moat)
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)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	Access from Main Road to south and Rickets Lane to the north. Concerns re: ability of Larch Farm Junction to cope with scale of development proposed; improvements are likely to be required. [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 has been received through the Greater Nottingham Strategic Plan Growth Options consultation 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. 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. 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 2015. The site is in the Green Belt and located close to but not immediately adjacent to Ravenshead 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 Fountain Dale Moat Scheduled Monument, any proposals on the site should accord with Policy LPD 30 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. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### 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	286

## G920: Silverland Farm (Main Road/Ricket Lane, Site B)

### Site information:

Street name	Main Road/Rickets Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2015
Brownfield or greenfield status		Greenfield
Site on Brownfield Land Register?		No

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	700 homes
Site area (ha)	34.44 ha
Developable area (ha)	34.44 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	New build
Construction status	Not started

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	Site is within the setting of a Scheduled Monument (Fountain Dale moat)
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 (0.32 ha), medium risk of flooding from surface water (0.72 ha) and low risk of flooding from surface water (1.46 ha)

Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: farm and former landfill
Highways and access	Access from Main Road to south and Rickets Lane to the north. Concerns regarding the ability of Larch Farm Junction to cope with scale of development proposed. Improvements are likely to be required. [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 has been received through the Greater Nottingham Strategic Plan Growth Options consultation 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. 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. 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 2015. The site is in the Green Belt and adjacent to Ravenshead 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 Fountain Dale Moat Scheduled Monument, 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. Part of the site had a hay barn/tractor store converted into a new dwelling in October 2021 (2018/0190). The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation. The housing capacity of this site has been amended from 1,033 homes to 700 homes to accord with Policy LPD 33 of the Local Planning Document.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

### 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	1
Units remaining as of 31 March 2023	699

## G1017: Longdale Lane (22)

### Site information:

Street name	Longdale Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
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	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	2016/0305
Planning application type	Full
Decision date	3 May 2016
Expiry date	3 May 2019
Type of development	New build
Construction status	Construction dormant

### 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 where construction activity has ceased
Availability	Site where construction activity has ceased
Achievability	Site where construction activity has ceased
Assessment conclusion	Site is currently under construction (2016/0305) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### Delivery information:

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

## G1026: Longdale Craft Centre

### Site information:

Street name	Longdale Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(K) RETAILING - Retail (craft centre)	
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)	3 homes
Site area (ha)	0.50 ha
Developable area (ha)	0.50 ha
Density	6 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2017/0960
Planning application type	Full
Decision date	7 November 2017
Expiry date	7 November 2020
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 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 three dwellings (2017/0960). Plot A was built in August 2020.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**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	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					

## G1033: Kighill Equestrian Centre (site A)

### Site information:

Street name	Grays Drive	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Includes stables, houses, garages, barns, workshops, outbuildings and storage of caravans	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2017 (resubmitted in 2021)
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	Up to 301 homes
Site area (ha)	15.03 ha
Developable area (ha)	15.03 ha
Density	20 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	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 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)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	Past or present use: farm
Highways and access	The site is anticipated to be accessed from the A60 Mansfield Road which forms part of the core road network. The Highway Authority will seek to resist any new access points in this location as it could have an affect on traffic flows to the detriment of highway safety. The rural location of the site will likely encourage heavy car use and so we would question how sustainable it is. Should the proposal be pursued, any new junction will be subject to a road safety audit and Transport Assessment. [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. 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 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	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 2017 and resubmitted in 2021. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and located close to but not immediately adjacent to Ravenshead. 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 the site is anticipated to be accessed from the A60 Mansfield Road which forms part of the core road network and they would seek to resist any new access points in this location as it could have an effect on traffic flows to the detriment of highway safety. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### 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	301

## G1046: Kighill Lane (30)

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Dwelling	
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	Small site (1 - 9 dwellings)
Dwelling capacity (net)	8 homes
Site area (ha)	0.40 ha
Developable area (ha)	0.40 ha
Density	20 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of X6)
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 previous SHLAA 2021 consultation

	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site. However no information has been received from the landowner through the SHLAA 2023 consultation to confirm this remains the case
Overcoming constraints	Site 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 30 homes in the Local Planning Document (site X6) together with SHLAA sites G843 and G845. Full application for 11 homes on part of the allocation site (SHLAA sites G843 and G845) was submitted in March 2022 and pending consideration (2022/0250). No planning application has been received for the remainder part of the allocation site (SHLAA site G1046).
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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	8

## G1101: Sheepwalk Lane (86)

### Site information:

Street name	Sheepwalk Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	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	2018/0425
Planning application type	Full
Decision date	22 June 2018
Expiry date	22 June 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 replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**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	1
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					

## G1109: Vernon Crescent (81)

### Site information:

Street name	Vernon Crescent	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Dwelling	
Site source	Planning application	
Year site added to SHLAA		2019
Brownfield or greenfield status	Predominantly greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.17 ha
Developable area (ha)	0.17 ha
Density	18 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1202
Planning application type	Full
Decision date	7 March 2022
Expiry date	7 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	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 replacement dwelling with three dwellings, net gain of two dwellings (2021/1202).
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**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					

## G1173: Woodside Gardens (20) Plot 1

### Site information:

Street name	Woodside Gardens	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Unbuilt plot (overgrown trees)	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.08 ha
Developable area (ha)	0.08 ha
Density	13 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning application pending a decision
Planning application ref	2022/0801
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	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 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 had planning permission which lapsed recently so any constraints would be addressed through the planning application process when a new planning application is 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	Full planning permission for a new self-build dwelling (2018/1191) lapsed in July 2022. Full planning application for similar scheme was submitted in July 2022 and pending consideration (2022/0801).
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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	1

## G1174: Woodside Gardens (20) Plot 2

### Site information:

Street name	Woodside Gardens	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Unbuilt plot (overgrown trees)	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.07 ha
Developable area (ha)	0.07 ha
Density	14 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Lapsed permission
Planning application ref	2018/1193
Planning application type	Full
Decision date	18 July 2019
Expiry date	18 July 2022
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 unbuilt plot 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 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	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	Full planning permission for a new self-build dwelling (2018/1193) lapsed in July 2022.
<b>SHLAA conclusion category</b>	<b>Site is developable 6-10 years</b>

### 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

## G1191: West of Nottingham Road

### Site information:

Street name	Nottingham Road	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND - Grazing paddock for horses	
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	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	Up to 50 homes
Site area (ha)	1.73 ha
Developable area (ha)	1.73 ha
Density	29 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
Ecology	Site contains trees protected by Tree Preservation Orders
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	There is an existing junction that would need to be improved to serve a development of this size and it would need to be designed to Nottinghamshire County Councils Highway Design Guide. A Transport Statement will be required. The provision of pedestrian links would need to be considered to the A60 Mansfield Road and also to the rear of the site adjacent to the leisure centre. [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. 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. 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 is within the Green Belt and adjacent to Ravenshead 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. Consideration would need to be given to other policies in the Development Plan. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. Highways comments state the site would require a Transport Statement in support of the application. The landowner has promoted the site for residential development through the Greater Nottingham Strategic Plan Growth Options consultation.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

### 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	50

## G1200: Chapel Lane (84 & 86)

### Site information:

Street name	Chapel Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - 2 dwellings	
Site source	Planning application	
Year site added to SHLAA		2021
Brownfield or greenfield status	Predominantly 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)	4 homes
Site area (ha)	0.44 ha
Developable area (ha)	0.44 ha
Density	14 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2019/0770 and 2022/0193 (plot 2)
Planning application type	Full
Decision date	3 November 2023
Expiry date	3 November 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 the replacement of two existing dwellings with six dwellings, net gain of four dwellings (2019/0770). The two existing dwellings have been demolished. As at 31 March 2022, five dwellings have been built. Plot 2 has is currently under construction for one dwelling (2022/0193) granted in July 2022 .
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2023?	Yes
Housing delivery source	Based on past build-out rates
Units lost as of 31 March 2023	2
Units built as of 31 March 2023	5
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					

## G1201: Land to the north of Beech Avenue

### Site information:

Street name	Beech Avenue	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(F) FORESTRY/WOODLAND - Vacant woodland	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA	2021	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	27 homes
Site area (ha)	0.97 ha
Developable area (ha)	0.97 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	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 (0.14 ha)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	The nearest adopted highway is Main Road and Beech Avenue is a Private unadopted highway which is substandard to access a further 27 dwellings. It would need to be proved that the provision of a new junction onto Main Road would not be to the detriment of highway safety. This would include the requirement of a speed survey carried out on vehicles travelling along Main Road in the vicinity of the site to prove that adequate visibility is available for the junction. Any new junctions and the internal layout of the roads would need to be designed and constructed to an adoptable standard in accordance with Nottinghamshire County Councils current highway design guide. [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 Ravenshead village. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Highways comments state that Beech Avenue is a private unadopted highway which is substandard to access a further 27 dwellings and it would need to be proved that the provision of a new junction onto Main Road would not be to the detriment of highway safety. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	<b>Site could be suitable</b>

### Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
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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	27

## G1202: Kighill Equestrian Centre (site B)

### Site information:

Street name	Mansfield Road	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
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)	Up to 140 homes
Site area (ha)	7.00 ha
Developable area (ha)	7.00 ha
Density	20 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	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 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 (0.01 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 is anticipated to be accessed from the A60 Mansfield Road which forms part of the core road network. The Highway Authority will seek to resist any new access points in this location as it could have an affect on traffic flows to the detriment of highway safety. The rural location of the site will likely encourage heavy car use and so would be concerned on the sustainability of the site. Should the proposal be pursued, any new junction will be subject to a road safety audit and Transport Assessment. [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. 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 2021. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and located close to but not immediately adjacent to Ravenshead. 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 the site is anticipated to be accessed from the A60 Mansfield Road which forms part of the core road network and they would seek to resist any new access points in this location as it could have an effect on traffic flows to the detriment of highway safety. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	<b>Site is not deliverable or developable</b>

### 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
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0
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## G1203: Kighill Equestrian Centre (site C)

### Site information:

Street name	Grays Drive	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(B) AGRICULTURAL BUILDINGS - Stables, houses, garages, barns, workshops, outbuildings and storage of caravans	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	45 homes
Site area (ha)	2.24 ha
Developable area (ha)	2.24 ha
Density	20 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is in the Green Belt
Heritage assets	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 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)
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	Past or present use: farm
Highways and access	The site does not have direct access to the public highway and Grays Drive is a private drive that has access onto the A60 Mansfield Road which forms part of the core road network. The Highway Authority will seek to resist any intensification of use of an access in this location as it could have an affect on traffic flows to the detriment of highway safety. The rural location of the site will likely encourage heavy car use and so we would be concerned on the sustainability of the site. [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. 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 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	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 2021 and overlaps with SHLAA site G1033. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and located close to but not immediately adjacent to Ravenshead. 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 the site does not have direct access to the public highway and Grays Drive is a private drive that has access onto the A60 Mansfield Road which forms part of the core road network. They would seek to resist any intensification of use of an access in this location as it could have an effect on traffic flows to the detriment of highway safety. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### 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
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45
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## G1204: Kighill Equestrian Centre (site D)

### Site information:

Street name	Mansfield Road	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Brownfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

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

### Planning status:

Site allocated in Local Plan?	No
Planning status	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 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)
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	The site already has an existing double gated agricultural access arrangement onto the A60 Mansfield Road which would need altering to accommodate a domestic dwelling. The rural location of the site will encourage heavy vehicular use and a dwelling house would not be in a sustainable location. [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. 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. 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 2021 and overlaps with SHLAA site G1202. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and located close to but not immediately adjacent to Ravenshead. 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. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
<b>SHLAA conclusion category</b>	<b>Site is not deliverable or developable</b>

### 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

## G1219: West of Kighill Farm

### Site information:

Street name	Kighill Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2021
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	150 homes
Site area (ha)	6.01 ha
Developable area (ha)	6.01 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	No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site
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)
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 will seek to resist any new access points off the A60 Mansfield Road which forms part of the core road network, as it could have an effect on traffic flows to the detriment of highway safety. 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, any new junctions should be located on Kighill Lane. 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 on the highway network due to the scale of development. [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 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. 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 2021. The site boundary was amended in 2022. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. The site is in the Green Belt and located adjacent to the boundary of Ravenshead 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. Highway comments state that they would seek to resist any new access points off the A60 Mansfield Road as it could have an effect on traffic flows to the detriment of highway safety. Information from the SHLAA 2023 consultation states that the landowner wishes to continue promoting their site for residential development.
SHLAA conclusion category	<b>Site is not deliverable or developable</b>

### 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	150

## G1266: Regina Crescent (14)

### Site information:

Street name	Regina Crescent	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
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?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Replacement dwelling (0 home)
Dwelling capacity (net)	Replacement dwelling (0 home)
Site area (ha)	Not applicable
Developable area (ha)	Not applicable
Density	

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/1323
Planning application type	Full
Decision date	20 May 2022
Expiry date	20 May 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.
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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 (2021/1323) for a replacement dwelling, net gain zero.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### 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

## G1282: Larch Farm (site 2)

### Site information:

Street name	Main Road
Locality/area	Ravenshead
Ward	Newstead Abbey
Parish	Ravenshead
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL LAND - Grazing
Site source	Submitted by landowner, developer or agent
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	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	10 homes
Site area (ha)	0.45 ha
Developable area (ha)	0.45 ha
Density	22 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	Not applicable
Ecology	Not applicable
Agricultural land	Agricultural Land Grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Flood Zone 1
Air quality	Not applicable
Land contamination	Not applicable
Highways and access	A priority junction should be located on Main Road to serve the site and should be designed to Nottinghamshire County Councils current highway design standards. It is noted that Main Road in the vicinity of

	the land is subject to a 40 mph speed limit at present and visibility may not be achievable due to the existing geometry of the highway. Priority for Non motorised users must be taken into consideration along with accessible bus facilities. It would be beneficial from a highways perspective to link this site for vehicles to site ref G659. [Highways comments provided in 2023]
Coal referral area	Not applicable
Ownership issue	Not owned by a public authority
Overcoming constraints	Very special circumstances to removed land from Green Belt

### 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 2023. The site is in Green Belt and adjacent to the existing settlement of Ravenshead. 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 constraints would need to be considered.
<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>

### 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	8

## G1287: Church Drive (10)

### Site information:

Street name	Church Drive	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
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?	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	2022/1034
Planning application type	Full
Decision date	7 November 2022
Expiry date	7 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 (2022/1034) granted in November 2022 for a replacement dwelling, net gain zero.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

**Delivery information:**

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

## G1288: Longdale Lane (225)

### Site information:

Street name	Longdale Lane	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garage/store building	
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)	1 home
Site area (ha)	0.18 ha
Developable area (ha)	0.18 ha
Density	6 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0031
Planning application type	Full
Decision date	5 December 2022
Expiry date	5 December 2025
Type of development	Conversion
Construction status	Not started

### Constraints:

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



	indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
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 the conversion of existing garage/store building to residential dwelling (2022/0031) granted in December 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### 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					

## G1289: Main Road (226)

### Site information:

Street name	Main Road	
Locality/area	Ravenshead	
Ward	Newstead Abbey	
Parish	Ravenshead	
CIL zone	Zone 3	
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	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.19 ha
Developable area (ha)	0.19 ha
Density	5 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2022/0296
Planning application type	Outline
Decision date	6 December 2022
Expiry date	6 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.
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 (2022/0296) granted in December 2022.
<b>SHLAA conclusion category</b>	<b>Site is deliverable</b>

### 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				