

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

2023 update

Stoke Bardolph

Published December 2023

Introduction

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

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

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

The SHLAA 2023 update includes:-

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

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

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

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

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

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

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

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

Assessment of SHLAA sites

The following SHLAA sites have been assessed:-

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G586: Stoke Bardolph Farm and Land

Site information:

Street name	Stoke Lane
Locality/area	Stoke Bardolph
Ward	Trent Valley
Parish	Stoke Bardolph
CIL zone	Zone 3
Existing use	(B) AGRICULTURAL BUILDINGS - Farm house, farm buildings and storage of farm machinery
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2010
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)	Up to 14 homes (including retention of existing farm house)
Site area (ha)	3.59 ha
Developable area (ha)	3.59 ha
Density	4 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 Listed Building Grade II (Lowe's Farmhouse and adjoining boundary wall). Site is partially within an Archaeological Site of Importance. Site contains a non-designated heritage asset (Stoke House, Stoke Lane) and within the setting of

	several non-designated heritage assets (St Lukes Church, Stoke Lane, 4, 5, 6 and 7 St Lukes Way and 35 and 36 Stoke Lane)
Ecology	Site is adjacent to a protected open space
Agricultural land	Agricultural land grade 3 [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (2.25 ha) and Flood Zone 3 (1.03 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	Past or present use: former sewage works
Highways and access	No objection on highway grounds subject to satisfactory details of access which may include loss of hedgerow to improve visibility for emerging vehicles. [Highways comments provided in 2018]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. Information received through the SHLAA 2023 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	Very special circumstances required to allow development on the Green Belt. A heritage assessment would need to consider whether heritage impacts could be addressed through the design and layout of the development on site. An assessment would need to consider whether development could have an impact on archaeological site of importance. Detailed site survey using Post-1988 Agricultural Land Classification required to assess whether a development proposal is likely to affect best and most versatile (BMV) agricultural land i.e. grade 1, 2 or 3a. A flood risk assessment would be required to support a planning application and site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed. A land contamination assessment would be required to ensure the site is suitable for its proposed use.

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 2010. The site is in the Green Belt and is in an isolated location. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. As part of the site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site is within the setting of a Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site contains a non-designated heritage asset and within the setting of several non-designated heritage assets, any proposals on the site should accord with

	Policy LPD 31 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation indicates that an outline planning application should be received shortly.
SHLAA conclusion category	Site is not deliverable or developable

Delivery information:

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	SHLAA consultation response 2023
Units lost as at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	14

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
		9	5		