

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

**2023 update**

**Woodborough**

**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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## G42: Lowdham Lane

### Site information:

Street name	Lowdham Lane
Locality/area	Woodborough
Ward	Dumbles
Parish	Woodborough
CIL zone	Zone 3
Existing use	(A) AGRICULTURAL 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)	27 homes
Site area (ha)	1.36 ha
Developable area (ha)	1.36 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	Site is adjacent to Woodborough Conservation Area and is partially within an Archaeological Site of Importance
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Agricultural land grade 2 [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (0.19 ha) and Flood Zone 3 (0.61 ha). Part of site falls within area of

	high risk of flooding from surface water (0.45 ha), medium risk of flooding from surface water (0.59 ha) and low risk of flooding from surface water (0.92 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	There is no objection in principle to development of this site. However, it is difficult to establish how a satisfactory access could be achieved without additional land and the possible demolition of properties. [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. A flood risk assessment would be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008. The site boundary was amended in 2018 to exclude private garden land on Lowdham Lane. The site is currently a protected open space, falls in the Green Belt and adjacent to a Conservation Area. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Woodborough Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowners wish their site to remain on the SHLAA database.

<b>SHLAA conclusion category</b>	<b>Site could be suitable</b>
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**Delivery information:**

Site included in Five Year Housing Land Supply Assessment 2023?	No
Housing delivery source	Not applicable
Units lost as at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	27

## G44: Land North of Bank Hill

### Site information:

Street name	Bank Hill	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(A) AGRICULTURAL LAND	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2008 (resubmitted in 2019)
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)	250 homes
Site area (ha)	8.38 ha
Developable area (ha)	8.38 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 adjacent to Woodborough Conservation Area. Site is within the setting of several non-designated heritage assets (18 - 30 Bank Hill)
Ecology	Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 2 [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 (0.41 ha), medium risk of flooding from surface water (0.55 ha) and low risk of flooding from surface water (0.90 ha).



Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination
Highways and access	Site would require a Transport Assessment in support of the application. Junction would need to be designed to Nottinghamshire County Councils Highway Design Guide. Mitigation measures may be needed if Transport Assessment identified a detrimental impact on the Highway network in the vicinity of the site. The provision of pedestrian links to the village would need to be looked at. [Highways comments provided in 2019]
Coal referral area	Site does not fall within 'Development High Risk Area'
Ownership issue	Not owned by a public authority. 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 demonstrate that existing Tree Preservation Orders will be protected. A flood risk assessment may be required to support a planning application and the site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2008 and resubmitted in 2019. The site boundary was amended in 2019. The site is in the Green Belt and adjacent to Woodborough village. Where a site is located within the Green Belt, the Government is clear that inappropriate development is harmful to the Green Belt and Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. As the site is adjacent to Woodborough Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of several non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. 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 that the site would require a transport assessment in support of the application and the provision of pedestrian links to the village would need to be looked at. 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
Housing delivery source	Not applicable
Units lost as at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	250

## G196: Ash Grove

### Site information:

Street name	Ash Grove	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Undeveloped and 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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	12 homes
Site area (ha)	0.88 ha
Developable area (ha)	0.88 ha
Density	14 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (H23)
Planning status	Planning permission granted
Planning application ref	2007/0831
Planning application type	Reserved matters
Decision date	16 November 2000
Expiry date	16 November 2009
Type of development	New build
Construction status	1 plot built (3 Ash Close). 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 has extant planning permission. 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 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	The site is allocated for 10 homes in the Local Planning Document (site H23). Reserved matters for 12 homes (2007/0831) granted in November 2007. Plot 1 (3 Ash Grove) was built in May 2018 (2016/0888). Full planning permission for a dwelling on plot 2 (5 Ash Grove) (2019/1147) granted in March 2020. Work on the remaining plots have not started.
SHLAA conclusion category	<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 for plot 2. Delivery rates to be added when planning application is submitted or permission granted for the remaining plots on site
Units lost as at 31 March 2023	0
Units built as at 31 March 2023	1
Units remaining as at 31 March 2023	11

### 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					

## G776: Land at Broad Close/Private Road

### Site information:

Street name	Broad Close	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
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		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	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	12 homes
Site area (ha)	0.61 ha
Developable area (ha)	0.61 ha
Density	23 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H24)
Planning status	Planning application with a resolution to grant permission subject to s106 agreement
Planning application ref	2019/1079 and 2019/1080
Planning application type	Full
Decision date	Full (2019/1079) approved subject to signing of s106 and outline (2019/1080) 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. Part of site has planning approval subject to signing of s106 and remainder part of site has planning application submitted and pending consideration. 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	Part of site has planning approval subject to signing of s106 so the constraints have been addressed through the planning application process. The remainder part of the site has planning application pending consideration so the constraints would be 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 is allocated for 15 homes in the Local Planning Document (site H24) together with SHLAA sites G825 and G840. SHLAA site G825 is required to allow access to SHLAA sites G776 and G840 to the north. Resolution to grant full planning application for three detached houses on part of the allocation site (part of SHLAA site G776) to be accessed off Private Road (2019/1079) in August 2020 subject to the signing of the s106. Outline planning application for 11 residential houses on the remainder of the allocation site (i.e. remainder part of SHLAA site G776 and include SHLAA sites G825 and G840) to be accessed off Broad Close (2019/1080) was submitted in November 2019 and pending consideration.
<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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	12

## G825: Broad Close (adj strip of land to north)

### Site information:

Street name	Broad Close
Locality/area	Woodborough
Ward	Dumbles
Parish	Woodborough
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	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)	0 home
Site area (ha)	0.05 ha
Developable area (ha)	0.05 ha
Density	0 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H24)
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 from the SHLAA 2023 consultation indicates that

	the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site 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 required to allow access to SHLAA sites G776 and G840 to the north. SHLAA sites G776 and G840 are allocated for 15 homes in the Local Planning Document (H24). See SHLAA site G776 for the status and delivery rates for the allocation site.
<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	See SHLAA site G776 for the delivery rates
Units lost as at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	0



## G826: Main Street/Taylors Croft (land)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Medium site (10 - 49 dwellings)
Dwelling capacity (net)	36 homes
Site area (ha)	1.21 ha
Developable area (ha)	1.21 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 not in the Green Belt
Heritage assets	Site is within Woodborough Conservation Area. Site is within an Archaeological Site of Importance
Ecology	Site is a Local Green Space
Agricultural land	Agricultural land grade 2 [Source: Provisional Agricultural Land Classification]
Flooding	Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (0.11 ha). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area
Land contamination	No known land contamination

Highways and access	No objection in principle from Highways standpoint subject to satisfactory visibility being achieved and Transport Statement in support of application. [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	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. Very special circumstances required to allow development on site designated as Local Green Space. A flood risk assessment would be required to support a planning application

### Assessment conclusion:

Suitability	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2014. The site is designated as Local Green Space in the Local Planning Document. Policy LPD 22 of the Local Planning Document states planning permission should not be granted for development on land that is designated as Local Green Space except in very special circumstances or if the development clearly enhances the Local Green Space for the purposes for which it was designated. As part of the site falls within Flood Zone 2, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site falls within Woodborough Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. 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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	36

## G832: 109 Main Street

### Site information:

Street name	Main Street
Locality/area	Woodborough
Ward	Dumbles
Parish	Woodborough
CIL zone	Zone 3
Existing use	(R) RESIDENTIAL - Garden land
Site source	Submitted by landowner, developer or agent
Year site added to SHLAA	2014
Brownfield or greenfield status	Greenfield
Site on Brownfield Land Register?	No

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	3 homes
Site area (ha)	0.09 ha
Developable area (ha)	0.09 ha
Density	33 dwellings per hectare

### Planning status:

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

### Constraints:

Green Belt	Site is not in the Green Belt
Heritage assets	Site is within Woodborough Conservation Area. Site is within an Archaeological Site of Importance. Site is within the setting of a non-designated heritage asset (111 Main Street, Woodborough)
Ecology	No known designated nature conservation assets and/or local designations within the site
Agricultural land	Site is currently residential use so no loss of agricultural land
Flooding	Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3). Site falls within area susceptible to groundwater flooding
Air quality	Site is not within or near an Air Quality Management Area

Land contamination	No known land contamination
Highways and access	Access likely to be linked to SHLAA sites to the north and east. Potential for access from Field Lane - may reduce number of dwellings. [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 2021 consultation that the landowner still wishes to develop the site and there is no indication of any legal or ownership impediments to the development of the site
Overcoming constraints	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. 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	Greenfield site (e.g. open space) within the urban area or settlement
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2014. The site is within a Conservation Area in Woodborough village and lies outside of the Green Belt. As the site falls within Woodborough Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. As the site is within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. Consideration would also need to be given to other policies in the Development Plan. Information from the SHLAA 2023 consultation states that the landowner wishes their site to remain on the SHLAA database.
SHLAA conclusion category	<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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	3

## G835: 40 Shelt Hill

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Large site (50+ dwellings)
Dwelling capacity (net)	176 homes
Site area (ha)	5.85 ha
Developable area (ha)	5.85 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 Woodborough Conservation Area (i.e. site could have an impact on the setting, view or approach to or from a Conservation Area)
Ecology	Site contains trees protected by Tree Preservation Orders
Agricultural land	Agricultural land grade 2 [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	Past or present use: farm
Highways and access	Access from Shelt Hill - size of site will likely require improvements. Site will need to be more sustainable with improved footway/cycle links/provision. [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 demonstrate that existing Tree Preservation Orders will be protected. Site would require good sustainable drainage systems in place to ensure surface water runoff does not occur. Highways comments would need to be addressed.

### Assessment conclusion:

Suitability	Land within the Green Belt and adjacent to the urban area or settlement (not limited infilling)
Availability	Site promoted through SHLAA or Council's call for sites by landowner
Achievability	Site promoted through SHLAA or Council's call for sites by landowner
Assessment conclusion	The site was added to the SHLAA in 2014. The site is in the Green Belt and adjacent to Woodborough village. The existing property at 40 Shelt Hill has been redeveloped on site (2017/0898). 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 Woodborough Conservation Area, any proposals on the site should accord with Policy LPD 28 of the Local Planning Document. The capacity of the site needs to accord with part c) of 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. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. 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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	176

## G840: Plemont

### Site information:

Street name	Private Road	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Garden land	
Site source	Submitted by landowner, developer or agent	
Year site added to SHLAA		2014
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	2 homes
Site area (ha)	0.14 ha
Developable area (ha)	0.14 ha
Density	14 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	Yes (part of H24)
Planning status	See SHLAA site G776
Planning application ref	See SHLAA site G776
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. Planning application submitted and pending consideration. Information received from the SHLAA 2023

	consultation indicates that the landowner is intending to deliver the site and there is no indication of any legal or ownership impediments to the development of the site.
Overcoming constraints	Site has planning application pending consideration so the constraints would be addressed through the planning application process.

### Assessment conclusion:

Suitability	Existing housing allocation
Availability	Existing housing allocation
Achievability	Existing housing allocation without planning permission
Assessment conclusion	The site is allocated for 15 homes in the Local Planning Document (site H24) together with SHLAA sites G776 and G825.
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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 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				



## G1089: Bank Hill (12)

### Site information:

Street name	Bank Hill	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
Year site added to SHLAA		2018
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	2020/0217
Planning application type	Full
Decision date	15 June 2020
Expiry date	15 June 2023
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	Not owned by a public authority. Site has extant planning permission. Information received through the planning application process

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

### Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Site is currently under construction for a replacement dwelling, net gain zero (2020/0217). Site visit conducted in Sept 23 showed that construction has started.
<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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	0

## G1172: Shelt Hill (45)

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	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	2019/0675
Planning application type	Full
Decision date	7 November 2019
Expiry date	7 November 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	Site is currently under construction for a replacement dwelling (2019/0675). 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 at 31 March 2023	1
Units built as at 31 March 2023	0
Units remaining as at 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					

## G1211: Old Manor Farm (workshop)

### Site information:

Street name	Lowdham Lane	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(I) INDUSTRY - Industrial unit	
Site source	Planning application	
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)	0.25 ha
Developable area (ha)	0.25 ha
Density	4 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2020/0528
Planning application type	Full
Decision date	11 January 2021
Expiry date	11 January 2024
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 a new dwelling (2020/0528).
<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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 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					

## G1218: Bank Hill (10)

### Site information:

Street name	Bank Hill	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(R) RESIDENTIAL - Replacement dwelling	
Site source	Planning application	
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	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	2019/0790
Planning application type	Full
Decision date	30 March 2021
Expiry date	30 March 2024
Type of development	New build
Construction status	Not started

### Constraints:

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

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

### Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	Full planning permission (2019/0790) granted in March 2021 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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	0



## G1233: Bank Hill Farm

### Site information:

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

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	1 home
Site area (ha)	0.27 ha
Developable area (ha)	0.27 ha
Density	4 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2021/0071
Planning application type	Full
Decision date	10 June 2021
Expiry date	10 June 2024
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 a new dwelling (2021/0071) granted in June 2021.
<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	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	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					

## G1265: Old Manor Farm

### Site information:

Street name	Lowdham Lane	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(B) AGRICULTURAL BUILDINGS - 2 forer agricultural buildings	
Site source	Planning application	
Year site added to SHLAA	2022	
Brownfield or greenfield status	Greenfield	
Site on Brownfield Land Register?	No	

### Dwelling capacity and density information:

Type of settlement	Lower density settlement
Type of site	Small site (1 - 9 dwellings)
Dwelling capacity (net)	4 homes
Site area (ha)	0.12 ha
Developable area (ha)	0.12 ha
Density	33 dwellings per hectare

### Planning status:

Site allocated in Local Plan?	No
Planning status	Planning permission granted
Planning application ref	2023/0053
Planning application type	Prior Approval
Decision date	15 March 2023
Expiry date	15 March 2028
Type of development	Change of use
Construction status	Not started

### Constraints:

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

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

### Assessment conclusion:

Suitability	Site with outline or detailed planning permission
Availability	Site with outline or detailed planning permission
Achievability	Site with detailed planning permission
Assessment conclusion	The site has permitted development rights for change of use from two former agricultural buildings to four dwelling houses (2023/0053). Decision date is March 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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 31 March 2023	4

### 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	2			

## G1276: Roe Hill (Land On East Side)

### Site information:

Street name	Roe Hill	
Locality/area	Woodborough	
Ward	Dumbles	
Parish	Woodborough	
CIL zone	Zone 3	
Existing use	(X) LAND NOT PREVIOUSLY DEVELOPED - Vacant 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)	0.06 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	2022/0441
Planning application type	Full
Decision date	16 September 2022
Expiry date	16 September 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 for one new dwelling (2022/0441) granted in September 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 at 31 March 2023	0
Units built as at 31 March 2023	0
Units remaining as at 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					