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# 1. Glossary of Terms and Abbreviations

**Agricultural Land:** Agriculture is defined by Section 336(1) of the Town and Country Planning Act 1990 as including: horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or furs, or the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes. The quality of agricultural land is traditionally assessed by **DEFRA** to fall into one of six grades, in order that the Planning System can consider the effect of development proposals on agriculture.

**Annual Monitoring Report:** A report which is produced annually to establish what is happening now and what may happen in the future and to compare trends against existing LDF policies to determine if changes need to be made.

**Conservation Area:** An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Defensible Boundary:** A defensible boundary is one that is considered to prevent the unchecked sprawl of development. Often this will be a physical feature such as a river, a road or a line of mature trees.

**Department for Communities and Local Government / DCLG:** The Central Government department responsible for housing, urban regeneration, planning and local government. The department was formerly known as the Office of the Deputy Prime Minister.

**Department for Environment Food and Rural Affairs / DEFRA:** The Central Government department with responsibility for rural communities, farming, promoting sustainable development and achieving a healthy natural environment.

**East Midlands Regional Plan:** The East Midlands Regional Plan was adopted on 12<sup>th</sup> March 2009. The Plan contains statutory planning guidance at the regional level that all Local Development Documents must conform with.

**Green Belt:** An area of land surrounding a City having five distinct purposes:

1. To check the unrestricted sprawl of large built up areas;
2. To prevent neighbouring towns from merging into one another;
3. To assist in safeguarding the countryside from encroachment;
4. To preserve the setting and special character of historic towns, and;
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Advice on planning and Green Belt is given in Planning Policy Guidance 2; Green Belts, produced in 1995 by the Office of the Deputy Prime Minister.

**Greenfield:** Land that has not been used for urban development. Typically it was last used for agriculture and is located next to or outside the existing built-up areas, though it may also occur in urban areas.

**Green Infrastructure Strategy:** Green Infrastructure is the network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value. The council is not currently planning to undertake a full Green Infrastructure strategy

**Hectare / Ha:** An area 10,000 square Metres or 2.471 Acres. This is roughly equivalent to two football pitches.

**Housing Land Availability Report:** This report is produced by the Council annually, after 31<sup>st</sup> March by the Council, to monitor residential development in the District.

**Housing Market Area: Planning Policy Statement 3** considers these to be geographical areas defined by the household demand and preference for housing types. They are also considered to reflect the links between where people live and where people work. Rushcliffe

**Landscape Character Assessment / LCA:** A Landscape Character Assessment assesses landscape quality and character of an area, and measures that may enhance it especially if an area is subject to change. A Landscape Character Assessment is currently being carried out for the greater Nottingham area, including Rushcliffe and the results of this are expected to be known by the Summer of 2009.

**Listed Building:** A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

**Local Development Framework:** A portfolio of Local Development Documents which set out a locally distinctive spatial strategy for the development of the District.

**Local Development Scheme:** A document setting out the timescales for the production of the Local Development Documents that comprise the **Local Development Framework** and the evidence bases that underpin these documents.

**Nottingham City Region Employment Land Study:** This study considers the quality and quantity of existing employment land in the Greater Nottingham area.

**Nottinghamshire Biological and Geological Records Centre / NBGRC:** The centre responsible for the identification, mapping and surveying of **Sites of Importance for Nature Conservation** across Nottingham City and Nottinghamshire.

**Planning Policy Statement 3 / PPS 3: Housing:** Produced in 2006 by the **Department for Communities and Local Government**, this sets out concise and practical statutory guidance on planning for residential development.

**Planning Policy Statement 7 / PPS7: Sustainable Development in Rural Areas:** Produced in 2004 by the Office of the Deputy Prime Minister, this sets out concise and practical statutory guidance on planning for rural areas, including setting out priorities for the release of graded agricultural land for development purposes.

**Previously Developed Land / PDL:** Used to define land which has been previously developed or contains or contained a permanent structure and associated infrastructure. PDL is commonly known as Brownfield land. It occurs in urban and rural areas but does not include agricultural or forestry land or buildings. The specific definition of PDL is set in **Planning Policy Statement 3**, Annex B.

**Principal Urban Area / PUA:** The **East Midlands Regional Plan** describes **Principal Urban Areas (PUAs)** as 'settlement conurbations that can develop into sustainable urban communities where people will wish to live work and invest. They have the potential for:

- a variety and choice of high quality, healthy, affordable and sustainable living and working environments;
- a sufficient number and variety of jobs to meet employment needs, along with associated education and training opportunities;
- modern urban transport networks and modal interchanges with an emphasis on public transport provision;
- vibrant central areas and local centres to serve communities with high quality services, to promote identity and social cohesion and to drive economic growth; and
- improved infrastructure capacity, including healthcare, recreational, cultural and other facilities and green infrastructure.'

The Principal Urban Area of Nottingham consists of the City of Nottingham including Clifton, Arnold, Beeston, Carlton, Long Eaton, Sandiacre, Stapleford and West Bridgford.

**Regional Spatial Strategy:** See **East Midlands Regional Plan**.

**Rushcliffe Local Plan 1996:** The District Wide Local Plan for Rushcliffe, adopted in 1996. A Local Plan comprises a Written Statement and a Proposals Map. The Written Statement details the Authority's policies and proposals for the development and use of land together with reasoned justification for these proposals. The Proposals Map sets out the specific areas of land and their boundaries to which the policies included in the Written Statement apply. Only 6 policies and the proposals map from this plan are still in operation.

**Rushcliffe Non-statutory Replacement Local Plan 2006:** This is the local document that is used for considering planning applications. It contains all of the policies that have been through a full statutory Local Plan process minus the Housing and Employment allocations. The document was adopted on a non-statutory basis due to the resolution not to adopt the replacement Local Plan.

**Site of Importance for Nature Conservation / SINC:** Site of local importance for nature conservation or geology identified by the **Nottinghamshire Biological and Geological Records Centre** (See above).

**Strategic Flood Risk Assessment:** Planning Policy Statement 25; Development & Flood Risk, published by the **Department for Communities and Local Government** in December 2006 requires Local Authorities to prepare a Strategic Flood Risk Assessment in consultation with the Environment Agency. This considers all sources of flooding in the District and the consequent flood risk throughout the District. A Strategic Flood Risk Assessment has been carried out along the river Trent corridor and some of its tributaries in Rushcliffe.

**Sub-Regional Centre/SRC:** The **East Midlands Regional Plan** identifies Sub-Regional Centres as performing 'a complementary role to the **PUAs** and have been selected on the basis of their size, the range of services they provide, and their potential to accommodate further growth. They have the capacity to support sustainable development objectives through:

- the use of design-led approaches such as master planning and town centre renewal activity to enhance existing character and community infrastructure;
- additional development in accordance with Policy 2 (Promoting Better Design);
- providing a range of services to support surrounding hinterlands; and
- being the most accessible centre in an area with a range of transport modes.'

Hucknall and Ilkeston are identified as Sub-regional centres within the Greater Nottingham area.

**Sustainable Urban Extension:** A large extension to the existing urban area. These may be considered more sustainable than small developments, in that they are large enough to support and encompass a range of uses besides residential, such as employment and retail, thereby reducing the need to travel. Also see **Sustainable Urban Extensions (SUE) Study**.

**Sustainable Urban Extensions (SUE) Study:** This work was carried in 2008 by Tribal and Partners to assess potential sustainable urban extensions across the Greater Nottingham Area.

**Transport Assessment:** If a planning application is submitted for more than 80 dwellings on a site this must be supported by a Transport Assessment, which would need to be approved by the appropriate Highways Authority before planning permission would be granted. The need for a Transport Assessment where development would have significant transport implications is set out in Planning Policy Guidance Note 13; Transport, published in 2001 by the Office of the Deputy Prime Minister, whose responsibilities have now passed to the **Department for Communities and Local Government**.

**Tree Preservation Order:** Tree Preservation Orders are applied to trees that are considered important for their amenity value. The order makes it a criminal offence to carry out any works to a protected tree without planning permission.

**Urban Capacity Study:** The Urban Capacity Study approach preceded the SHLAA in considering how much residential development could be accommodated within existing built-up areas on brownfield sites.

**Viability:** This refers to the financial viability of a development. In order to be viable a development will need to make a profit for the developer after all of the costs associated with development have been taken into account. Costs are likely to relate to land costs, building costs, finance costs, highways costs and planning obligations.

## 2. Introduction

### **Purpose of the Nottingham Core SHLAA**

- 2.1** The Nottingham Core Strategic Housing Land Availability Assessment (SHLAA) will form an important part of the evidence base to support the delivery of housing to meet the community's needs within the Nottingham Core Housing Market Area (HMA) and the Hucknall part of Ashfield. This assessment forms an essential part of the planning process by ensuring an adequate supply of land for housing, using a robust evidence-based approach, which is a key principle of national Planning Policy Statement 3: Housing (PPS3)<sup>1</sup>.

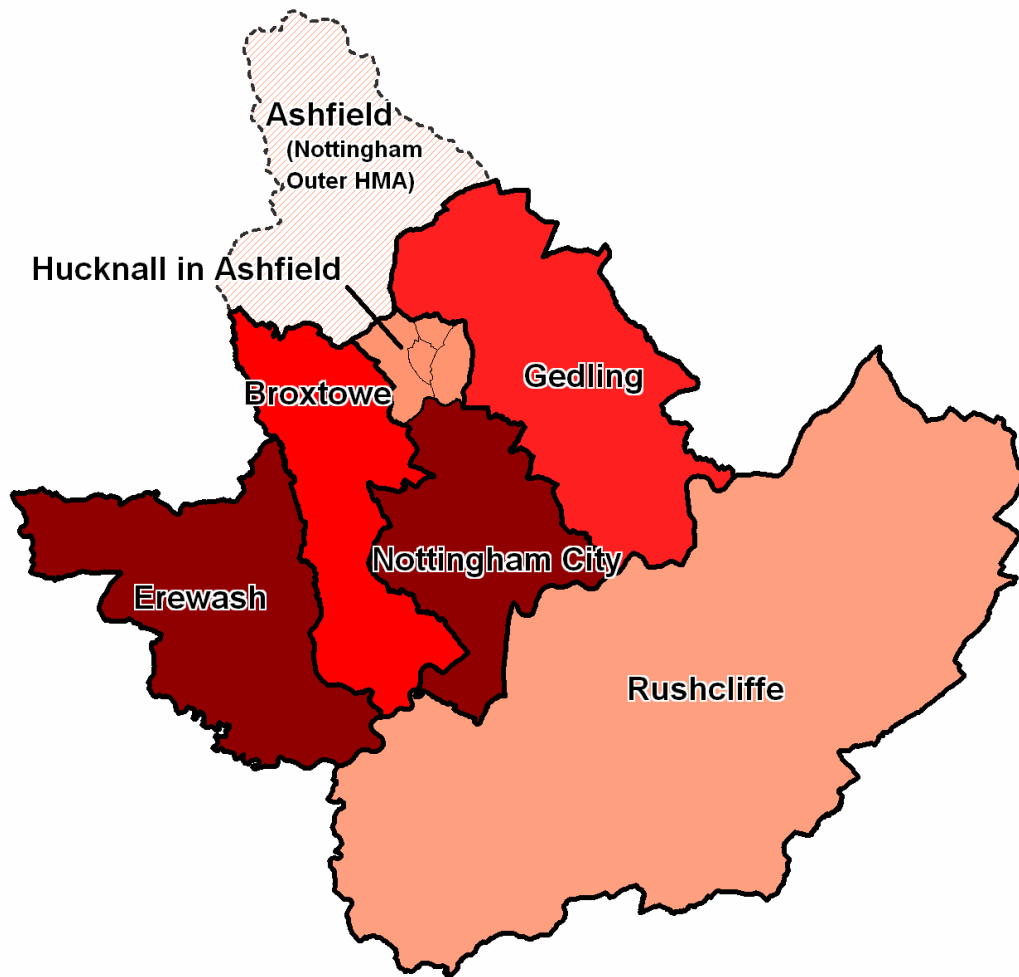
### **Nottingham Core SHLAA – Partnership working**

- 2.2** The Nottingham Core SHLAA has been developed through the partnership of the following Local Authorities: Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council, Rushcliffe Borough Council, and Nottinghamshire County Council. This SHLAA document includes the whole of each Local Authority Area (identified above) with the exception of Ashfield District, where only the four wards of Hucknall are included<sup>2</sup>. This area is referred to hereafter as the HMA and is shown in the map below.

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<sup>1</sup> Planning Policy Statement 3: Housing, CLG, November 2006

<sup>2</sup> The remainder of Ashfield District is included in the Nottingham Outer Strategic Housing Land Availability Assessment, which was subject to public consultation between February and March 2009. The final document was published in March 2009.



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### Relationship to the Local Development Framework

- 2.3 The Nottingham Core SHLAA provides essential evidence for the preparation of each Local Authority's Local Development Framework (LDF). It is, in effect, a technical evidence-base for the identification of 'deliverable'<sup>3</sup> and 'developable'<sup>4</sup> sites for new housing over a period of at least 15 years.

### 5 Year Supply of Deliverable Sites

- 2.4 One of the most important roles of the SHLAA will be to determine if each Local Authority has a 5 year supply of deliverable sites for new housing. In order to be classed as 'deliverable' a site must be:

- **Suitable** – the site offers a suitable location for development which would contribute to the creation of sustainable, mixed communities;
- **Available** – the site is available now;
- **Achievable** – there is a reasonable prospect that housing will be developed on the site at a particular point in time (within 5 years).

<sup>3</sup> And <sup>4</sup> As defined by Government guidance: Strategic Housing Land Availability Assessments Practice Guidance (July, 2007)

### 3. National and Local Context

- 3.1.** SHLAA is the process undertaken to identify sites that have the potential for residential development in Local Authority areas. It is designed to ensure Local Authorities maintain a flexible and responsive supply of housing land as required by Planning Policy Statement 3: Housing (PPS3). SHLAA supersedes the Urban Capacity Study approach and goes beyond it by asking whether sites are deliverable now or if are they developable at a specific point in the future, once identified deliverability constraints have been overcome.
- 3.2.** The SHLAA is designed to be a continuous process of managing a continuous supply of deliverable housing land. PPS3 requires local authorities to demonstrate and maintain a continuous 5 year land supply of deliverable sites, a 6-10 year supply of developable sites and either an 11-15 year supply of developable sites or, where an 11-15 year supply cannot be established, broad locations for future growth.
- 3.3.** SHLAA is part of the wider modernisation of housing delivery agenda set out in the Housing Green Paper<sup>5</sup>, where there is a clear emphasis on increasing the supply of new housing and recognition that the planning system is key to the housing delivery process. The final government guidance on the SHLAA process was published in July 2007<sup>6</sup>. This has been used to structure the methodology for the Nottingham Core SHLAA and will be referred to as 'the guidance' hereafter.
- 3.4** In addition to the overarching SHLAA methodology, work was commissioned separately to appraise potential Sustainable Urban Extensions<sup>7</sup> to the Principal Urban Area (PUA) and Sub Regional Centres (SRCs) in terms of their sustainability and deliverability. This consisted of a two stage process which initially considered broad locations around the conurbation and then looked at the specific merits of the identified sites within those locations. This broad location work informed the deliverability and developability assessment of the already identified potential extensions to the PUA and SRCs. It will also inform an assessment of what are the most sustainable options for extensions to the urban areas should any be required once the capacity of the existing built-up areas have been assessed through the overarching SHLAA process.
- 3.5** The SHLAA is intended to develop the work already undertaken through EKOS ARUP<sup>8</sup> and guide a consistent approach to the SHLAA process which will be adopted by each of the local authorities forming part of the Nottingham Core Housing Market Area including the four wards of Hucknall in Ashfield.
- 3.6** The SHLAA approach attempts to result in the following core outputs:
  - 1.** The identification of a minimum of a 5 year supply of deliverable sites for each of the partner authorities.
  - 2.** The identification of a minimum of a 6 to 10 year supply of developable sites supported by identified barriers to delivery where it is known when these barriers can be mitigated.

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<sup>5</sup> Homes for the future: more affordable, more sustainable - Housing Green Paper, CLG, July 2007

<sup>6</sup> Strategic Housing Land Availability Assessments Practice Guidance, CLG. July 2007

<sup>7</sup> Appraisal of Urban Extensions, Tribal Urban Studio, June 2008

<sup>8</sup> Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

3. The identification of an 11 to 15 year (or more) land supply of developable sites supported by identified barriers to delivery where it is known when these barriers can be mitigated. Alternatively, where a supply of developable sites up to 15 years cannot be identified broad locations for future growth will be identified.
4. A group of sites which have been identified by either the partner authorities or stakeholders as having the potential for housing, but development is constrained (either physically or through policy) and it is not known when that constraint can be overcome or if it can be overcome at all.
5. It is difficult to estimate the timescale of sites which are contrary to policy because policy may change through the LDF process. Therefore a fifth category, called 'Could be Suitable if Policy Changes-Beyond 5 Years' has been created for sites where policy is the major constraint to development. However this does not mean that they will be suitable in 5 years time. In many cases, sites of this nature may never be suitable (i.e. if policy does not change). The policies constraining sites in this tranche may be of the following nature:
  - Green Belt
  - Countryside
  - Protected Existing Employment
  - Employment Allocations
  - Allotments
  - Open Space
  - Safeguarded Land
  - Retail Allocations

**3.7** These core outputs will form the subject of an annual SHLAA report that will be produced for each of the partner authorities.

**3.8** With the adoption of the East Midlands Regional Plan<sup>9</sup> in March 2009 the regional land supply requirements for the districts that comprise the HMA have now been finalised. Strategic sites will be allocated through the Core Strategy (due for adoption early 2012) and through the Site Specific Development Plan Document (DPD), currently due for adoption in early 2013. The outcomes of the SHLAA will not decide which sites are allocated however it will be an important study that will be used to select sites that should be allocated.

**3.9** Based upon the guidance, the key stages of the SHLAA assessment, required to deliver the core outputs are as follows:

1. **Site Identification.** Identify all sites from the full range of sources of housing potential across the full geographical area of the HMA.

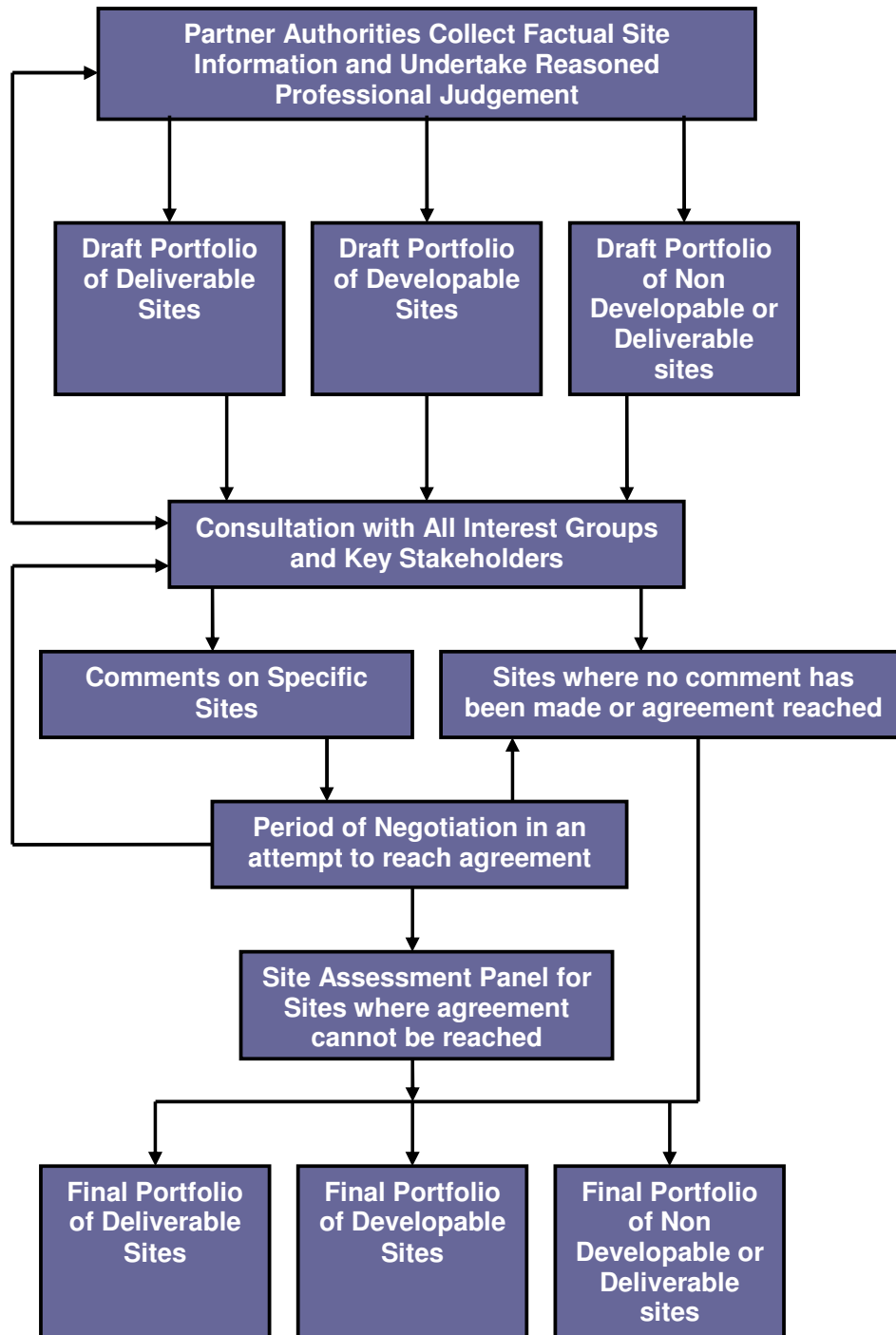
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<sup>9</sup> East Midlands Regional Plan, Government Office East Midlands, 12<sup>th</sup> March 2009.

2. **Estimating Potential.** Undertake a robust analysis of the housing potential of each site identified using an approach consistent between authorities within the Greater Nottingham area as well as specific to local development conditions and housing needs.
3. **Assessment of Deliverability and Developability.** Assess each site identified against a range of criteria contained within a shared database to determine when and whether sites are likely to be developed.
4. **Identify and Overcome Barriers to Deliverability.** Set out in the reporting process key actions necessary to maintain the rolling five year supply of deliverable sites and the approach to overcoming specific barriers to the deliverability of developable sites.

## 4. The SHLAA Process

- 4.1 This section summarises the approach taken to the assessment. A more detailed examination of the way the assessment was undertaken can be found in the Nottingham Core SHLAA Methodology<sup>10</sup>.



<sup>10</sup> Nottingham Core Housing Market Area - Strategic Housing Land Availability Assessment – Methodology, Nottingham Core Authorities & Ashfield, July 2008

- 4.2** Site identification is the first stage of the SHLAA assessment. Many sites within and adjacent to the PUA and SRCs were already identified through the EKOS ARUP<sup>11</sup> study. In addition, a call for sites was undertaken in October 2007. This involved an advertisement campaign and a mail out to all developers, their agents and landowners with an interest in promoting sites for housing or who have been historically active in the Greater Nottingham area. Additional sites for consideration have also been identified and will continue to be identified on a continuous basis using a broad range of sources. Each partner authority will ensure that all new opportunities emerging from key sources are identified and introduced continuously or at least annually. Key sources of sites are listed in the methodology document<sup>12</sup>.
- 4.3** In addition to these sources each partner authority has a dedicated SHLAA webpage which will give officer contact details for the development industry to submit sites to be included within the assessment as and when they are known. Clearly some of these sources can only be identified through physical site surveying, the use of aerial photography or Ordnance Survey maps at a local level. Physical site surveying will be necessary to assess elements of the deliverability and developability assessment. Each respective Local Authority will develop an annual programme of site survey to cover their respective areas and record when this has taken place through the annual reporting process.
- 4.4** It should be noted that it is not proposed to impose a size threshold to site identification. Hence all known sites with residential development potential have been included in the assessment.
- 4.5** Where information is held in an existing planning document or the site is already within the development process, the respective figure contained within the document or development scheme will be used to estimate the site's potential.
- 4.6** Where no information is held an assumption has been made about the amount of housing that could be delivered on a site. A best estimate has been made through the comparison of exemplar schemes delivered on sites with similar characteristics.
- 4.7** The assessment of deliverability and developability is the most detailed element of the SHLAA process. Deliverable means a site is available, is suitable for housing and there is reasonable prospect that housing will be delivered on the site in five years. Developable means a site is in a suitable location for housing and there is a reasonable prospect that it will be available at a specific point in time in the future once known barriers to delivery are mitigated.
- 4.8** The assessment has been achieved in two parts. In the first part, planning officers of each of the partner authorities have completed an assessment of each site through a consistent deliverability and developability test using a variety of information sources including a physical site survey. The Practice Guidance for SHLAAs stresses that a judgement should be made about the financial viability of a site and the capacity of the developer to complete and sell the housing constructed over a certain period.
- 4.9** Rushcliffe Borough does not have the capacity or the required model to undertake a full market appraisal of each individual site. The site assessment panel however has stated that in general terms, current market conditions across the country have led to a number of volume house builders not commencing any development on new sites

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<sup>11</sup> Nottingham Principal Urban Area SHLAA, EKOS Consulting and ARUP, April 2007

<sup>12</sup> Nottingham Core Housing Market Area - Strategic Housing Land Availability Assessment – Methodology, Nottingham Core Authorities & Ashfield, July 2008

and curtailing further development on sites that have already commenced. The top end of the market is still moving and smaller windfall developments are still continuing to sell. The affordable housing market is fairing better. The market is expected to bottom late 2009 and pick up after.

- 4.10** The Borough Council, along with its Greater Nottingham partners, have commissioned work on an affordable housing viability assessment. As part of this work, the Council is to receive a toolkit that will assist in assessing the viability of individual sites. It is intended that the toolkit will be used in future revisions of the SHLAA.
- 4.11** The second part of the assessment sees the results of the SHLAA reviewed with the involvement of stakeholders, through a period of public consultation, to deliver a final assessment for that year. A summary of representations made to the District Council during public consultation on the draft assessment results and the Council's response to those representations has been published separately<sup>13</sup>. This second part also includes the sitting of a Site Assessment Panel after public consultation, to debate generic and site specific issues where agreement has not been reached between the Lead Officers and respondents to the consultation. The minutes and membership for the 2008-2009 Site Assessment Panel can be found in Appendix 4.
- 4.12** Following this two part process each local authority will be in position to identify a list of deliverable sites (for minimum of 5 years) and a list of developable sites or broad locations for growth, up to a period of 15 years, as well as a number sites not considered developable. The land supply of deliverable sites and the land supply of developable sites will be included in and monitored through the Annual Monitoring Report (AMR). Factors constraining the deliverability of developable sites will be clearly identified and addressed on an annual basis to maintain the rolling 5 year land supply of deliverable sites.
- 4.13** Identifying and overcoming barriers to delivery is essentially the final stage of the annual SHLAA process and is designed to ensure the land supply of deliverable sites is maintained.
- 4.14** For the first annual report of the SHLAA the barriers to delivery will not be known in any great detail. However the position will become much clearer in the second year.
- 4.15** The barriers to deliverability will be set out in the reasoned judgment, following the deliverability and developability assessment, and agreed by the stakeholders. Each partner authority will be expected to report on the measures taken to overcome these barriers from March 2009 onwards.

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<sup>13</sup> Nottingham Core Strategic Housing Land Availability Assessment-Summary of Representations, Ashfield District Council, March 2009

## 5. Reporting and Continuous Monitoring

- 5.1** All sites identified as deliverable through the deliverability and developability assessment process will essentially comprise the land supply of deliverable sites for each of the partner authorities. A minimum of a five year land supply will be included and updated at least annually in the AMR of each of the partner authorities. This first round of assessment will inform the monitoring of a 5 year land supply through the AMR's for 2008 which monitor the period from 1st April 2007 to 31st March 2008.
- 5.2** Any deviation from the process set out in the methodology will be agreed between partner authorities at quarterly SHLAA meetings designed to share knowledge, maintain consistency and streamline processes of working.
- 5.3** Keeping the overall assessment up to date is a continuous process which will result in reporting at least annually. Key matters for update will be to monitor the progress of sites through the planning and development process and changes in circumstances regarding any deliverability constraints. Each of the partners is responsible for ensuring this is undertaken as accurately as possible on an annual basis.

# 6. Report Terms and Evidence Sources

This section sets out the terms used in the report. The definition for each of these terms and the evidence source used to assess them may be found on the following pages, in numerical order.

1. Site Ref	2. Site Name	3. Site Source	4. Easting and Northing
5. Planning Policy Status	Site Ref: 2 Land off Common Lane, Hucknall	Site Source: 3rd Party Submission	Eastings: 451670 Northing: 349070
6. Existing Use	Planning Policy Status: Allocated for a protected, non development use i.e. open space, wildlife, historic park or gardens - Designated EV1; Green Belt Existing Use: Land use does not constrain future housing use - Active, Grazing/Agricultural	Bad Neighbour: Setting with no adverse effects -	22. Bad Neighbours
7. Location	Location: Adjacent sub regional centre - Adjacent Hucknall Main Urban Area, as defined in the 2002 Ashfield Local Plan	Flood Risk: EA Maps suggest area at no risk from flooding -	23. Flood Risk
8. Previously Developed	Previously Developed?: 100% Greenfield Site - Agricultural Land	Natural Environmental Constraints: SINCS, RIGS present on site - SINCS Present on North East corner of site; Long Hill Disused Pit (2008 SINCS Survey, NBGRCA); Site is within a Mature Landscape Area; Misk Hills	24. Natural Environmental Constraints
9. Material Planning Policy Considerations	Material Planning Policy Considerations: Significant policy constraint which may be removed in the long term - Green Belt; Status may be removed within 5-10 years, dependent upon the outcome of any Green Belt review, Mature Landscape Area; Any status removal dependent upon the outcomes of upcoming Landscape Character Assessment	Built Environmental Constraints: No Built Environment Constraints -	25. Built Environmental Constraints
10. Area Character	Area Character: Well established hedgrows surrounding and dividing site, no buildings or power lines, extensive mature planting on Eastern part of site, public footpaths running through.	Contaminated Land Constraints: Known/assessed capacity/cost constraints that will impact on delivery - Historic Landfill within site; Gravel Pit	26. Contaminated Land Constraints
11. Agricultural Land	Agricultural Land: Grade 3 (Good-Moderate) -	Contaminated Land Mitigation: Likely existence of contamination, no detailed assessment made - Consequently any planning permission would be subject to conditions requiring at least a Phase 1 Desktop Survey and potentially further investigation where contamination is suspected. It is impossible to suggest whether contamination would have any financial implications for development. However, in cases where contamination is suspected, developers are encouraged to contact the Council's Contaminated Land Officer	27. Contaminated Land Mitigation
12. Topographical Constraints	Topographical Constraints: Severe topographical constraints - Severe level changes throughout site	Conservation Area Status: Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area -	28. Conservation Area Status
13. Ridgelines & Site Prominence	Ridgelines and Site Prominence: See Comment - A large part of the site stands above the surrounding area so that any development would be undeniably prominent.	Ownership Constraints: No ownership problems; all owners supporting development - Ownership confirmed in SHLAA submission	29. Ownership Constraints
14. Highways Infrastructure Constraints	Highways Infrastructure Constraints: Highways assessment suggests sufficient capacity for proposed level of development - Potential for access off extensive Common Lane frontage.	Operational or Tenancy Issues: Currently Unknown - In agricultural use	30. Operational or Tenancy Issues
15. Transport Assessment	Transport Assessment: Site would not receive planning permission or allocation without an agreed Transport Assessment - More than 80 Dwellings requires a Developer Transport Assessment	Info from Housing Market: -	31. Info From Housing Market
16. Utilities	Utilities Water: No known constraints -	Public Transport Accessibility: Within 5 minute walk of a bus stop - 310 metres from nearest with regular service (At least hourly off-peak, half-hourly peak)	32. Public Transport Accessibility / Proximity to Tram Stops / Facilities with the Locality
17. Site Plan (Ashfield only)	Utilities Drainage: Unknown status regarding capacity/cost constraints, assumption that this will not prevent development -	Proximity to Tram Stops: No tram stops within 20 minute walk - 2806 metres from nearest	33. Pedestrian and Cycling Accessibility to Site
18. Site Area	Utilities Gas and Electricity: No known constraints -	Facilities within the Locality: - 18 Minutes by Public Transport to District Centre; Hucknall Town Centre. Additionally within 10 minutes walk of facilities including Cash Machine, Secondary School, Post Office	34. Green Infrastructure Public Benefit
19. Status	Utilities Gas and Elec: Unknown status regarding capacity/cost constraints, assumption that this will not prevent development -	Pedestrian and Cycling accessibility to site: - No apparent direct access to designated cycle routes.	35. Dwelling Capacity
20. Anticipated Start Period	Site Area (Hectares): 28.34 Density (Dwellings per Hectare): 30 Dwelling Capacity: 800	Green Infrastructure Public Benefit: - To be considered pending completion of upcoming Green Infrastructure Strategy	
21. Final Reasoned Judgement	Status: No current or previous residential planning application and pre-application discussions not in progress - Anticipated Start Period: Non Deliverable or Developable Development Period (Years): N/A		
	Final Reasoned Judgement: This site is available. However the site is severely topographically constrained and is beyond any existing defendable boundaries. Additionally the site is designated Greenbelt and Mature Landscape Area. Consequently the site is considered unsuitable and therefore non-developable.		
		36. Density	37. Development Period



1. **Site Ref:** The reference automatically assigned to each site by the assessment database.
2. **Site Name:** This is the name of the site as suggested by the person submitting the site or taken from the appropriate planning application.
3. **Site Source:** This refers to the route through which the site has entered the SHLAA process. The sources of sites are set out in the Nottingham Core SHLAA Methodology.
4. **Easting and Northing:** The co-ordinates of the centre-point of the site, taken from the map produced for the SHLAA.
5. **Planning Policy Status:** The status of the site, as set out in the saved policies from the Rushcliffe Borough Local Plan 1996 and the Rushcliffe Borough Non-Statutory Replacement Local Plan (adopted December 2006). The Local Plan will continue to be a material consideration in planning matters until the adoption of the Relevant Local Development Framework documents (LDF) for Rushcliffe.
6. **Existing Use:** The current use of the site, either as observed during a site visit or known from sources such as written submissions to the SHLAA process. Where appropriate additional comments have been sourced from the Nottingham City Region Employment Land Study (referred to in the text as 'Employment Land Study').
7. **Location:** The status of the location of the site.
8. **Previously Developed:** The extent to which the site is classed as either Previously Developed Land or Greenfield, according to the definition of Previously Developed Land set out in Annex B of Planning Policy Statement 3.
9. **Material Planning Policy Considerations:** This section makes clear how policy designations, as set out in the Rushcliffe Local Plan/Non-Statutory Replacement Local Plan, affect the suitability of a site and indicates the process that may resolve this.
10. **Area Character:** Character has been assessed through observation of notable features such as planting and wildlife, either from site visits or from aerial/birds eye view photos.
11. **Agricultural land:** The agricultural classification of the land, as defined by DEFRA and plotted on the Land Classifications layer, available at [www.magic.gov.uk](http://www.magic.gov.uk). Additional comments regarding Grade 2 Agricultural Land are based upon the provisions of PPS 7.
12. **Topographical Constraints:** This field considers the effect of level changes on a site, as observed from site surveys or assumed a non-constraint where a site has current or lapsed planning permission.
13. **Ridgelines & Site Prominence:** Comments in this field are based on observations from site surveys where development on a site would be prominent within the surrounding landscape.
14. **Highways Infrastructure Constraints:** This considers access problems, as observed from site visits, or through other relevant information such as studies undertaken. Possible mitigation steps may also be listed in this field and the reasoned judgment.
15. **Transport Assessment:** If a planning application is submitted for more than 80 dwellings on a site this must be supported by a Transport Assessment, which would need to be approved by the appropriate Highways Authority before planning permission would be granted. This

field indicates where this would be the case. A Transport Assessment may also be required to support the allocation of sites in the future.

**16. Utilities:** Suitable expertise has not been available to make a judgement on whether utilities provision is likely to constrain the development of a site. Consequently the provision of utilities is generally assumed to be non-constraining, unless otherwise known.

**17. Site Plan:** A plan of the site that has been assessed, with the site boundary shown in red. Site plans for each individual site are not within the SHLAA report for Rushcliffe, however plans are available on a settlement basis.

**18. Site Area:** The size of the site, measured from the SHLAA map.

**19. Status:** This field sets out the current status of the site in the planning system, utilising GIS map layers showing all planning applications recorded in the District and the 2008 Housing Land Availability Report.

**20. Anticipated Start Period:** This field sets out the land supply tranche that each site is judged to fall into after taking into account all other factors considered in the assessment.

**21. Final Reasoned Judgement:** This written comment explains why each site has been judged to fall into a particular land supply tranche and the barriers that may need to be overcome for the site to be considered deliverable and developable.

**22. Bad Neighbours:** Comments in this field are based on observations from site visits and otherwise known adjacent uses, where neighbouring uses may have a detrimental impact on the residential development of a site.

**23. Flood Risk:** The flood risk present on sites has been measured using maps showing Floodzones 2 and 3, as defined using data provided by the Environment Agency. Further comments have been provided through the use of the Greater Nottingham Strategic Flood Risk Assessment.

**24. Natural Environmental Constraints:** This has been assessed through consideration of environmental designations such as SINCs and RIGs, as identified in the 2008 SINC update, undertaken by the Nottingham Biological and Geological Records Centre. Further designations, such as Tree Preservation Orders, have been assessed from map layers.

**25. Built Environmental Constraints:** This section of the report is concerned with the presence of listed buildings within or adjacent to sites. This has been assessed using GIS map layers that show all listed buildings within Rushcliffe Borough.

**26. Contaminated Land Constraints:** Comments indicate sites where contamination is suspected and the type of contamination that may be present, based on information provided by Environmental Health, GIS layers and agreed contaminated Land reports.

**27. Contaminated Land Mitigation:** Where appropriate a general comment has been inserted, that has been written after consulting with Ashfield District Council's Environmental Protection Team. The comment explains what would be expected if a site is suspected of being contaminated.

**28. Conservation Area Status:** This reports whether the site falls within or is adjacent to a designated Conservation Area.

- 29. Ownership Constraints:** The status of a site's ownership has been established through initial written submissions to the SHLAA process, further contact with those submitting sites where ownership has not been clear and through consultation of planning applications.
- 30. Operational or Tenancy Issues:** Where possible the status of a site's tenancy has been established from initial written submissions to the SHLAA and, in some cases, from further contact with those submitting sites. Where planning permission has been granted the tenancy status is generally assumed to be non-constraining.
- 31. Info From Housing Market:** This considers the economic viability based upon the general comments made during the SHLAA assessment Panel. In general terms the current market conditions across the country have led to a number of volume house builders not commencing any development on new sites and curtailing further development on sites that have already commenced. The top end of the market is still moving and smaller windfall developments are still continuing to sell. Affordable housing market fairing better. The market is expected to bottom late 2009 and pick up after.
- 32. Public Transport Accessibility / Proximity to Tram Stops / Facilities with the Locality:** The data for assessing these measures has been compiled using GIS information and by studying timetables for Public Transport that are available through the Nottinghamshire County Council website. Further comments for some sites have been compiled using the Sustainable Urban Extensions (SUE) Study.
- 33. Pedestrian and Cycling Accessibility to Site:** This has been assessed subjectively using a publicly available cycle map, published by Nottinghamshire County Council. The map sets out the different routes that are considered to be safe for cyclists.
- 34. Green Infrastructure Public Benefit:** Rushcliffe Borough Council does not currently have a Green Infrastructure Strategy in place. The use of a draft Open Space audit, the Nature Conservation Strategy and other information sources have been used to complete this section.
- 35. Dwelling Capacity:** This reports the number of dwellings that could be developed on the site, based upon information gained from planning permissions, information gained from developers and landowners or information based upon a national indicative minimum density of 30 Dwellings to the Hectare. Sites recommended as suitable by the SUE Study utilise the mid point figures set out in that document. For sites under construction or with Full Planning Permission this number has been sourced from the planning application, with sites under construction stating the number of dwellings originally proposed, rather than the number left to be built.
- 36. Density:** Generally densities have been calculated using information submitted as part of the call for sites process. Sites with a full planning permission use the density calculated by taking the site size and number of dwellings planned.
- 37. Development Period:** This gives the period of time from site start to site completion. Where possible, information has been used from developers and landowners. Where this has not possible, an estimate of the delivery period has been made.

## 7. Site Assessment Results

### 7.1 Site Reports Contents Tables

Site reports are arranged in numerical order by site reference. Table 1 contains a full list of the sites assessed. The subsequent tables address site availability in the various delivery tranches.

**TABLE 1: SITE DETAILS**

Site Reference	Parish	Site Name	Planning Policy Status
1	Aslockton	Land at Abbey Lane, Aslockton	Site not in the planning process
2	Aslockton	Land Adjacent Moorends Chapel Lane	Site with Planning Permission
3	Aslockton	Manor House, Main Street	Site with Planning Permission
4	Aslockton	Land adj. the Walnuts, Chapel Lane	Site with Planning Permission
5	Aslockton	South of Abbey lane	Site with Planning Permission
6	Barton in Fabis	Barton Lodge coach House, New Rd Barton in Fabis	Site with Planning Permission
8	Bingham	Land off Chapel Lane, Bingham (north of railway)	Site not in the planning process
9	Bingham	Land off Tithby Road, Bingham	Site with Planning Permission
10	Bingham	Margaret Place Garage Block Bingham	Site not in the planning process
11	Bingham	Oak Avenue Garage Block Bingham 1	Site not in the planning process
12	Bingham	Oak Avenue Garage Block Bingham 2	Site not in the planning process
13	Newton	RAF Newton (built area)	Site with Planning Permission
14	Bingham	16 Fosters Lane	Site with Planning Permission
15	Aslockton	Adjacent Long Acre Cliffhill Lane	Site with Planning Permission
16	Bingham	Banks House 23 The Banks	Site with Planning Permission
17	Bingham	Land To The South Side Of Nottingham Road	Site with Planning Permission
18	Bingham	R/O 64/66 Nottingham Road	Site with Planning Permission
19	Bingham	Land Adj to Mill Hill Road/ Mallow Way	Site with Planning Permission
20	Bingham	Land South of Mallow Way	Site with Planning Permission
21	Bingham	5A Station Street	Site with Planning Permission
24	Bradmore	The Old Hay Barn Bradmore	Site not in the planning process
26	Bunny	Land adjacent to Grange Farmhouse, Bunny	Site not in the planning process
27	Bunny	Land off Loughborough Road, Bunny	Site not in the planning process
28	Bunny	Bunny Wood, Bunny	Site not in the planning process
29	Bunny	Bunny Trading Estate	Site not in the planning process
30	Bunny	Bunny Brickworks	Employment designation
31	Bunny	Adj. Grange Farmhouse	Site with Planning Permission
32	Bunny	South of Moor View (Plot 2 rev)	Site with Planning Permission
33	Bunny	South of Moor View (Plot 3 rev)	Site with Planning Permission
34	Bunny	South of Moor View	Site with Planning Permission
35	Colston Bassett	White Beams, Church Gate	Site with Planning Permission
36	Costock	Land off Miller's Lane, Costock	Site not in the planning process
37	Costock	The Forge Gables Farm Drive	Site with Planning Permission
38	Costock	Unit 3 Gables Farm Main Street	Site with Planning Permission
39	Costock	53 Main Street	Site with Planning Permission
40	Costock	Elms Farm Cottage Leake Road	Site with Planning Permission
41	Costock	Gables Farm, Main Street	Site with Planning Permission
42	Cotgrave	Land south of Hollygate Lane	Previously refused permission
43	Cotgrave	Hollygate Lane	Site not in the planning process
44	Cotgrave	Land off Woodgate Lane	Site not in the planning process
45	Cotgrave	Land at Main Road	Site not in the planning process
46	Cotgrave	Cotgrave Place Golf Club	Site not in the planning process
47	Cotgrave	Grassmere Garage Block	Site not in the planning process
48	Cotgrave	Rivermead Garage Block	Site not in the planning process

Site Reference	Parish	Site Name	Planning Policy Status
			process
49	Cotgrave	Cotgrave Shopping Centre	Site not in the planning process
50	Cotgrave	Avondale Garage Block	Site not in the planning process
51	Cotgrave	Woodview Garage Block	Site not in the planning process
52	Cotgrave	Scotland Bank Garage Block	Site not in the planning process
53	Cotgrave	Laurence Close Garage Block 2	Site not in the planning process
54	Cotgrave	Laurence Close Garage Block 1	Site not in the planning process
55	Cotgrave	East Acres Garage Block	Site not in the planning process
56	Cotgrave	Burhill Garage Block	Site not in the planning process
57	Cotgrave	Whitelands Garage Block 1	Site not in the planning process
58	Cotgrave	Whitelands Garage Block 2	Site with Planning Permission
59	Cotgrave	Cartbridge Garage Block	Site not in the planning process
60	Cotgrave	Sandside Garage Block	Site with Planning Permission
61	Cotgrave	Ring Leas Garage Block	Site not in the planning process
62	Cotgrave	Marlwood Garage Block	Site not in the planning process
63	Cotgrave	Ritchie Close Garage Block	Site not in the planning process
64	Cotgrave	Fern Lea Garage Block	Site not in the planning process
66	Cotgrave	Woodland Close Garage Block	Previously refused permission
67	Cotgrave	Spinney Close Garage Block	Site not in the planning process
68	Cotgrave	Broadmeer Garage Block	Site not in the planning process
69	Cotgrave	Former Cotgrave Colliery	Previously refused permission
70	Cotgrave	Former Landfill Site, Bassingfield	Site not in the planning process
71	Cotgrave	Land adjacent Gingerbread Cottage, Cotgrave Place	Site with Planning Permission
72	Cotgrave	Pear Tree House, Owthorpe Road	Site with Planning Permission
73	Cotgrave	Mill Lane	Site with Planning Permission
76	Cotgrave	2 Mill Lane	Site with Planning Permission
78	Cotgrave	Black Diamond Pub, Owthorpe Road	Site with Planning Permission
79	Cotgrave	Barn R/O Owthorpe Road	Site with Planning Permission
80	Cotgrave	Land adj. 18 Plumtree Road	Site with Planning Permission
81	Cropwell Bishop	Land north of Fern Road	Site not in the planning process
82	Cropwell Bishop	Fernhill Nurseries, Fern Road	Site not in the planning process
83	Cropwell Bishop	Hoe View Road Garage Block	Site not in the planning process
84	Cropwell Bishop	Adj Checkers Inn, Church Street	Site with Planning Permission
85	Cropwell Butler	Adj Mahon House	Site with Planning Permission
86	Cropwell Butler	Land at Barnfield House	Site with Planning Permission
87	East Bridgford	Land behind Kirk Hill 1	Site not in the planning process
88	East Bridgford	Land behind Kirk Hill 2	Site not in the planning process
89	East Bridgford	Land off Kirk Hill	Site not in the planning process
90	East Bridgford	Land at Lammas Lane	Site not in the planning process
91	East Bridgford	Croft Rise Garage Block	Site not in the planning process
92	East Bridgford	Holloway Close Garage Block	Site not in the planning process
93	East Bridgford	17 Browns Lane	Site with Planning Permission
94	East Bridgford	2 Hackers Close	Site with Planning Permission
95	East Bridgford	52 Kneeton Road	Site with Planning Permission
96	East Bridgford	Manor Farm, Kirk Hill	Site with Planning Permission
97	East Bridgford	Mullberry Close	Site with Planning Permission
98	East Leake	Land south of West Leake Road	Site not in the planning process
99	East Leake	Land at Gotham Road	Site with Planning Permission
100	East Leake	Land off Bunny Lane	Site not in the planning process

Site Reference	Parish	Site Name	Planning Policy Status
101	East Leake	Sharpley Drive Garage Block	Site not in the planning process
102	East Leake	De Ferrers Close Garage Block	Site not in the planning process
103	East Leake	Bley Avenue Garage Block	Site not in the planning process
104	East Leake	Maple Close Garage Block 1	Site not in the planning process
105	East Leake	Maple Close Garage Block 2	Site not in the planning process
106	East Leake	East Leake Hall Station Road	Site with Planning Permission
107	East Leake	6A The Nook	Site with Planning Permission
108	East Leake	91 Main Street	Site with Planning Permission
110	East Leake	Land Adjacent 18 Costock Road	Site with Planning Permission
111	East Leake	LRO 1a - 5 And To Side Of 5 West Leake Rd	Site with Planning Permission
112	East Leake	Rothaldy, 47 Rempstone Road	Site with Planning Permission
113	East Leake	Woodgate Farm Rempstone Road	Site with Planning Permission
115	East Leake	Rushcliffe Nursing Home, Stocking Lane	Site with Planning Permission
116	Flintham	Land North of Inholms Road	Site not in the planning process
117	Flintham	Land off Inholms Road 1	Site not in the planning process
118	Flintham	Land off Inholms Road 2	Site not in the planning process
119	Flintham	Inholms Road	Site not in the planning process
120	Flintham	The Mowbray	Site not in the planning process
121	Flintham	High Bank	Site not in the planning process
122	Flintham	Off Wood Lane	Site not in the planning process
123	Flintham	Woodslane	Site not in the planning process
124	Flintham	Spring Lane	Site not in the planning process
125	Flintham	RAF Syerston 2	Site not in the planning process
126	Flintham	RAF Syerston 1	Site not in the planning process
127	Flintham	Flintham Islamic Institute	Site not in the planning process
128	Flintham	Trent Hills Farm	Site not in the planning process
129	Flintham	14 Inholms Gardens	Site with Planning Permission
130	Flintham	27 Inholms Gardens	Site with Planning Permission
131	Gamston	Land Off Buttermere Close	Site with Planning Permission
132	Gotham	Land east of Gypsum Way, Gotham	Site not in the planning process
133	Gotham	Land north of Kegworth Road / Home Farm, Gotham	Site not in the planning process
134	Gotham	The Orchards, Leake Road, Gotham	Site not in the planning process
135	Gotham	E/O Leake Road Gotham	Site not in the planning process
136	Gotham	British Gypsum	Site not in the planning process
137	Gotham	Primary School, Kegworth Road	Site with Planning Permission
138	Gotham	Windmill Inn 34 Nottingham Road	Site with Planning Permission
139	Granby	The Hall, Chapel Lane	Site with Planning Permission
140	Hawksworth	Foremans Cottage, Main Rd	Site with Planning Permission
141	Hickling	Land east of Main Street, Hickling	Site not in the planning process
143	Hickling	The White House, Main Street	Site with Planning Permission
145	Hickling	Weir House Main Street	Site with Planning Permission
146	Holme Pierrpont	Blott's CC, Holly Lodge & Old Rectory Nursery	Site not in the planning process
147	Holme Pierrpont	Holme Farm Holme Lane	Site with Planning Permission
148	Keyworth	Land at Bunny Lane (East), Keyworth	Site not in the planning process
149	Keyworth	Land at Platt Lane, Keyworth	Site not in the planning process
150	Keyworth	Land at Bunny Lane (West), Keyworth	Site not in the planning process
151	Stanton on the Wolds	Land east of Willow Brook	Site not in the planning process
152	Keyworth	Barnfield Farm, Nicker Hill	Site not in the planning process

Site Reference	Parish	Site Name	Planning Policy Status
			process
153	Keyworth	Land at Lings Lane	Site not in the planning process
154	Keyworth	Manor Road Garage Block Keyworth 1	Site not in the planning process
155	Keyworth	Manor Road Garage Block	Site not in the planning process
156	Keyworth	Manor Road Garage Block	Site not in the planning process
157	Keyworth	Rear of 58-64 Bunny Lane	Site with Planning Permission
158	Keyworth	11 Debdale Lane	Site with Planning Permission
159	Keyworth	6&4 Thelda Ave	Site with Planning Permission
160	Keyworth	Birchwood, Nicker Hill	Site with Planning Permission
161	Keyworth	Debdale House Debdale Lane	Site with Planning Permission
163	Keyworth	Land at Selby Lane	Site with Planning Permission
164	Keyworth	North of 1 Blind Lane	Site not in the planning process
165	Keyworth	North of 3 Dale Rd	Site with Planning Permission
166	Keyworth	The White Cottage	Site with Planning Permission
167	Keyworth	Land between 20-22 Spinney Road	Site with Planning Permission
168	Kingston-on-Soar	Kingston Fields	Site not in the planning process
169	Kinoulton	Rear of 50 Main Street, Kinoulton	Previously refused permission
170	Kinoulton	The Old Vicarage, 39 Main street	Site with Planning Permission
171	Langar	Land south of Cropwell Road	Previously refused permission
172	Langar	Adj Abbott's Packaging	Site not in the planning process
174	Normanton on Soar	South of 43 Far Lane	Site with Planning Permission
175	Normanton on the Wolds	Wolds Farm, Wolds Lane	Site with Planning Permission
176	Orston	Warehouse, Showroom, Lombard Street	Site with Planning Permission
177	Orston	Manor Farm, Lordship Lane	Site with Planning Permission
178	Orston	Yew Tree Farm Lombard Street ( Unit 1 Rev)	Site with Planning Permission
179	Orston	Yew Tree Farm Lombard Street (Unit 2 Rev)	Site with Planning Permission
180	Orston	Yew Tree Farm, Lombard Street	Site with Planning Permission
181	Owthorpe	Rear of Village Street	Site not in the planning process
182	Plumtree	Goods Yard and Shed, Station Road	Site with Planning Permission
183	Radcliffe on Trent	Bells Field, Grantham Road	Site not in the planning process
184	Radcliffe on Trent	Land north of Grantham Road	Site not in the planning process
185	Radcliffe on Trent	The Paddocks	Site not in the planning process
186	Radcliffe on Trent	Land adj Grooms Cottage	Site not in the planning process
187	Radcliffe on Trent	Land South of Grantham Road	Site not in the planning process
188	Radcliffe on Trent	Land north of Nottingham Road	Site not in the planning process
189	Radcliffe on Trent	Barrington Close Garage Block	Site not in the planning process
190	Radcliffe on Trent	Cherrytree Close Garage Block	Site not in the planning process
191	Radcliffe on Trent	Queens Road Garage Block	Site not in the planning process
192	Radcliffe on Trent	Clumber Drive Garage Block	Previously refused permission
193	Radcliffe on Trent	Talbot Court Garage Block	Site not in the planning process
194	Radcliffe on Trent	16 Grantham Road	Site with Planning Permission
195	Radcliffe on Trent	16A Cliff Drive	Site with Planning Permission
196	Radcliffe on Trent	19 Shelford Road	Site with Planning Permission
197	Radcliffe on Trent	1B Wharf Lane	Site with Planning Permission
198	Radcliffe on Trent	7 Cliff Drive	Site with Planning Permission
199	Radcliffe on Trent	Adj 59-61 Grantham Road	Site with Planning Permission
200	Radcliffe on Trent	Manor Court Wharf Lane	Site with Planning Permission
201	Radcliffe on Trent	R/O 93-105 Bingham Road	Site with Planning Permission
202	Radcliffe on Trent	St Marys Church Hall	Site with Planning Permission
203	Ratcliffe on Soar	Plot 6 Bankside, Redhill Lock	Site with Planning Permission
204	Ratcliffe on Soar	Redhill Marina	Site with Planning Permission
205	Rempstone	The Manor House, 28 Main Street	Site with Planning Permission
206	Rempstone	Robinscroft, 14 Main Street	Site with Planning Permission
207	Ruddington	Land adj St Peter's Junior School, Ruddington	Site not in the planning process
208	Ruddington	Land South of Landmere Lane,	Site not in the planning process
209	Ruddington	Sellars Avenue Garage Block	Site not in the planning process

Site Reference	Parish	Site Name	Planning Policy Status
			process
210	Ruddington	Barleylands Garage Block	Site not in the planning process
211	Ruddington	Top Road Garage Block	Site not in the planning process
213	Ruddington	Camelot Street Garage Block	Site not in the planning process
214	Ruddington	Petrol Station Loughborough Road	Site not in the planning process
215	Ruddington	Camelot Street.	Site not in the planning process
216	Ruddington	Land to the west of Wilford Road.	Site not in the planning process
217	Ruddington	Artex Blue Hawk	Site not in the planning process
218	Ruddington	Brookside Road	Site not in the planning process
219	Ruddington	Land at Pasture Lane.	Allocated for non residential development use
220	Ruddington	Rear of 218 Loughborough Road.	Site not in the planning process
221	Ruddington	10 Easthorpe St	Site with Planning Permission
223	Ruddington	15 Elms Gardens	Site not in the planning process
224	Ruddington	34 Camelot Street	Site with Planning Permission
225	Ruddington	36 and 38A Easthorpe Street	Site not in the planning process
226	Ruddington	36 and 38A Easthorpe Street	Site with Planning Permission
227	Ruddington	6 Paget Crescent	Site with Planning Permission
228	Ruddington	7 Paget Crescent	Site with Planning Permission
229	Ruddington	Beeva Garments, Clifton Road	Site with Planning Permission
230	Ruddington	Cookes Machining Works, Parkyn Street	Site not in the planning process
231	Ruddington	Fields Farm Asher Lane	Site with Planning Permission
232	Ruddington	Land adj 2 High Street	Site with Planning Permission
233	Ruddington	West of 134 & 136 Loughborough Rd	Site with Planning Permission
234	Ruddington	Workshop, Kempson Street	Site with Planning Permission
235	Ruddington	50 Woodley Street	Site with Planning Permission
236	Ruddington	Tudor Lodge, Clifton Lane	Site with Planning Permission
237	Ruddington	Camelot Street Depot	Site with Planning Permission
238	Scarrington	Hafod Main Street	Site with Planning Permission
239	Scarrington	Red House Farm Main Street	Site with Planning Permission
240	Screveton	The Gables, Hawksworth Road	Site with Planning Permission
241	Shelford	Hawthorn Farm Main Road	Site with Planning Permission
242	Shelford	Simpkins Yard, Main Road	Site not in the planning process
243	Shelton	The Old Forge	Site with Planning Permission
244	Sibthorpe	Adj Trinco	Site with Planning Permission
245	Stanford on Soar	Land north of Main Street	Site not in the planning process
246	Stanford on Soar	Village Farm Main Street	Site with Planning Permission
247	Stanton on the Wolds	Land south of Stanton on the Wolds, off Melton Rd	Site not in the planning process
248	Stanton on the Wolds	Land east of Melton Road, Stanton on the Wolds	Site not in the planning process
249	Stanton on the Wolds	Laurel Farm	Site with Planning Permission
250	Sutton Bonington	Hathern Station Works	Allocated for non residential development use
251	Sutton Bonington	Park Lane Farm, Sutton Bonington	Site not in the planning process
252	Sutton Bonington	41 Park Lane	Site not in the planning process
254	Sutton Bonington	The Poachers Arms	Site with Planning Permission
255	Sutton Bonington	30 Pasture Lane	Site with Planning Permission
257	Sutton Bonington	Land adj 45 Landcroft Lane	Site with Planning Permission
258	Sutton Bonington	17 Main Street	Site not in the planning process
259	Sutton Bonington	The Rectory, Main Street	Site not in the planning process
260	Tollerton	Land east of Tollerton Lane	Site not in the planning process
261	Tollerton	Land at Burnside Grove.	Site not in the planning process
262	Tollerton	Russell Farm Cottage, Burnside Grove	Site with Planning Permission
263	Tollerton	North of 47 Melton road	Site with Planning Permission
264	Tollerton	47 Melton Road	Site with Planning Permission
265	Tollerton	East of Bentinck Ave	Site with Planning Permission

Site Reference	Parish	Site Name	Planning Policy Status
266	Tollerton	157 Tollerton Lane	Site with Planning Permission
267	Tollerton	22 Lothian Road	Site with Planning Permission
268	Upper Broughton	Village Farm, Station Road	Site with Planning Permission
269	Upper Broughton	White House, Bottom Green	Site with Planning Permission
270	Upper Broughton	Broughton Sunley Nurseries	Site with Planning Permission
271	West Bridgford	Wilford Lane	Site not in the planning process
272	West Bridgford	Radcliffe Road	Site not in the planning process
273	Gamston	Bel Air Caravan Park	Previously refused permission
274	West Bridgford	Ludlow Hill Industrial Estate	Site not in the planning process
275	West Bridgford	West Bridgford Depot	Site not in the planning process
276	West Bridgford	Surplus Operational Land Scarrington Rd	Site not in the planning process
277	West Bridgford	Civic Centre, City Ground and surrounding car park	Site not in the planning process
278	West Bridgford	The Chateau	Site not in the planning process
279	West Bridgford	South Nottingham College	Site not in the planning process
280	West Bridgford	Land south of Wilford Lane, West Bridgford	Site not in the planning process
281	West Bridgford	The Becket School West Bridgford	Site not in the planning process
282	West Bridgford	Masonic Hall Car Park West Bridgford	Site not in the planning process
283	West Bridgford	South of Radcliffe Road West Bridgford	Site not in the planning process
284	West Bridgford	Day Centre West Bridgford	Site not in the planning process
285	West Bridgford	Former Volvo Garage West Bridgford	Site not in the planning process
286	West Bridgford	Environment Agency Land Wilford Lane	Site not in the planning process
287	West Bridgford	Former Filling Station, Radcliffe Rd	Site not in the planning process
288	West Bridgford	Vicarage Green Garage Block West Bridgford	Site not in the planning process
289	West Bridgford	Earlwood Drive Garage Block West Bridgford 1	Site not in the planning process
290	West Bridgford	Earlwood Drive Garage Block West Bridgford 2	Site not in the planning process
291	West Bridgford	Earlwood Drive Garage Block West Bridgford 3	Site not in the planning process
292	West Bridgford	Sharphill Road Garage Block West Bridgford	Site with Planning Permission
293	West Bridgford	Valley Gardens Garage Block West Bridgford 1	Site not in the planning process
295	West Bridgford	Wellin Lane Garage Block West Bridgford 1	Site not in the planning process
296	West Bridgford	Hill Close Garage Block West Bridgford	Site not in the planning process
298	West Bridgford	Nearsby Drive Garage Block West Bridgford 1	Site not in the planning process
299	West Bridgford	Nearsby Drive Garage Block West Bridgford 2	Site not in the planning process
300	West Bridgford	Waltham Close Garage Block West Bridgford	Site not in the planning process
302	West Bridgford	22-26 Radcliffe Rd	Site with Planning Permission
303	West Bridgford	Garage Forecourt Rufford Way	Site with Planning Permission
304	West Bridgford	North of 12-14 Wood View, Edwalton	Site with Planning Permission
305	West Bridgford	Wilford Lane Garage, 140 Wilford Lane	Site with Planning Permission
306	West Bridgford	117-119 Loughborough Rd	Site with Planning Permission
307	West Bridgford	Adj 22 Beech Close, Edwalton	Site with Planning Permission
308	West Bridgford	52 Portland Rd	Site with Planning Permission
309	West Bridgford	254 Melton road	Site with Planning Permission
310	West Bridgford	181 Loughborough Road	Site with Planning Permission
311	West Bridgford	Croft Hotel, 6/8 North Road	Site with Planning Permission
312	West Bridgford	22 Valley Rd	Site with Planning Permission
314	West Bridgford	Coach House, 252 Melton Road	Site with Planning Permission
315	West Bridgford	14 Bridge Grove	Site with Planning Permission
316	West Bridgford	Leverton Court, Melton Road	Site with Planning Permission
317	West Bridgford	Adj 69 Stratford Road	Site with Planning Permission
318	West Bridgford	Holme Lodge, Cheshire Home, 1 Julian Road	Site with Planning Permission
319	West Bridgford	Land Between Lady Bay Bridge/Radcliffe Road	Site with Planning Permission
320	West Bridgford	9 Glebe Road	Site with Planning Permission

Site Reference	Parish	Site Name	Planning Policy Status
321	West Bridgford	R/O 7-9 Rushworth Avenue	Site with Planning Permission
322	West Bridgford	R/O 108 Loughborough Road	Site with Planning Permission
323	West Bridgford	181A Loughborough Road	Site with Planning Permission
324	West Bridgford	2-6 Central Avenue	Site with Planning Permission
325	West Bridgford	16 Wordsworth Road And 27 South Road	Site with Planning Permission
326	West Bridgford	5 Cropston Close	Site with Planning Permission
327	West Bridgford	Toll Bar House Melton Road Edwalton	Site with Planning Permission
328	West Bridgford	60 Stamford Road	Site with Planning Permission
329	West Bridgford	Byron House 21 - 25 Rectory Road	Site with Planning Permission
330	West Bridgford	The South Notts Hussar	Site with Planning Permission
331	West Bridgford	1 - 27 Loughborough Road & 2 - 6 Bridgford	Site with Planning Permission
332	West Bridgford	East of 12-13 Sharpill Road, Edwalton	Site with Planning Permission
333	West Bridgford	69-71 Trent Boulevard	Site with Planning Permission
334	West Bridgford	Land between Mead Lodge and Endhouse, Grange Road	Site with Planning Permission
335	West Bridgford	73 Musters Road	Site with Planning Permission
336	West Bridgford	12 Hallfields, Edwalton	Site with Planning Permission
337	West Bridgford	21 Valley Road	Site with Planning Permission
338	West Bridgford	17 Fleeman Grove	Site with Planning Permission
339	West Bridgford	67 Trent Boulevard	Site with Planning Permission
340	Whatton	Little Orchard	Site with Planning Permission
342	Widmerpool	Old Hall Drive	Site with Planning Permission
343	Widmerpool	Pinewood Lodge, Melton rd	Site with Planning Permission
344	Widmerpool	Smithy farm, Main Street	Site with Planning Permission
345	Widmerpool	Widmerpool Hall, Keyworth Road	Site with Planning Permission
346	Willoughby on the Wolds	London Lane/Back Lane	Site not in the planning process
347	Willoughby on the Wolds	Church lane farm	Site with Planning Permission
348	Willoughby on the Wolds	The Bakery Chapel Lane	Site with Planning Permission
349	Willoughby on the Wolds	Three Horse Shoes 79 Main Street	Site with Planning Permission
350	West Bridgford	Land at Melton Road, Edwalton	Previously refused permission
351	Gamston	Land at Gamston	Site not in the planning process
352	Barton in Fabis	Land south of Clifton	Site not in the planning process
353	Ruddington	Land west of Pasture Lane, Ruddington	Site not in the planning process
354	Gamston	Land at Adbolton, West Bridgford	Site not in the planning process
355	West Bridgford	Melton Road Triangle	Site not in the planning process
356	West Bridgford	West of Sharpill	Site not in the planning process
357	Bingham	Employment allocations. Land North of Bingham	Employment allocation
358	Whatton in the Vale	The White Villa, Dark Lane	Site with Planning Permission
359	Cotgrave	Land RO Mill Lane/The Old Park	Site not in the planning process
360	West Bridgford	Valley Gardens Garage Block 2	Site not in the planning process

**TABLE 2: SHLAA ASESSMENT SUMMARY FOR RUSHCLIFFE .  
PRINCIPAL URBAN AREA (WITHIN AND ADJACENT TO WEST  
BRIDGFORD AND CLIFTON)**

Site Ref	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
<b>0-5 Years</b>				
335	73 Musters Road	0-5 Years	3	3
334	Land between Mead Lodge and Endhouse, Grange Road	0-5 Years	1	1
333	69-71 Trent Boulevard	0-5 Years	2	2
332	East of 12-13 Sharphill Road, Edwalton	0-5 Years	4	4
329	Byron House 21 - 25 Rectory Road	0-5 Years	9	9
303	Garage Forecourt Rufford Way	0-5 Years	2	2
302	22-26 Radcliffe Rd	0-5 Years	13	13
339	67 Trent Boulevard	0-5 Years	1	1
338	17 Fleeman Grove	0-5 Years	5	5
337	21 Valley Road	0-5 Years	1	1
336	12 Hallfields, Edwalton	0-5 Years	2	2
328	60 Stamford Road	0-5 Years	1	1
327	Toll Bar House Melton Road Edwalton	0-5 Years	0	0
326	5 Cropston Close	0-5 Years	1	1
325	16 Wordsworth Road And 27 South Road	0-5 Years	1	1
324	2-6 Central Avenue	0-5 Years	4	4
280	Land south of Wilford Lane, West Bridgford (phase 1)	0-5 Years	133	133
322	R/O 108 Loughborough Road	0-5 Years	1	1
321	R/O 7-9 Rushworth Avenue	0-5 Years	2	2
320	9 Glebe Road	0-5 Years	7	7
319	Land Between Lady Bay Bridge/Radcliffe Road	0-5 Years	41	41
318	Holme Lodge, Cheshire Home, 1 Julian Road	0-5 Years	21	21
317	Adj 69 Stratford Road	0-5 Years	1	1
316	Leverton Court, Melton Road	0-5 Years	6	6
315	14 Bridge Grove	0-5 Years	1	1
314	Coach House, 252 Melton Road	0-5 Years	1	1
312	22 Valley Rd	0-5 Years	1	1
311	Croft Hotel, 6/8 North Road	0-5 Years	2	2
310	181 Loughborough Road	0-5 Years	1	1
309	254 Melton road	0-5 Years	12	12
308	52 Portland Rd	0-5 Years	1	1
306	117-119 Loughborough Rd	0-5 Years	3	3
305	Wilford Lane Garage, 140 Wilford Lane	0-5 Years	13	13
304	North of 12-14 Wood View, Edwalton	0-5 Years	3	3
296	Hill Close Garage Block West Bridgford	0-5 Years	3	3
331	1 - 27 Loughborough Road & 2 - 6 Bridgford (Phase 1)	0-5 Years	86	86
<b>Total 0-5 Years</b>			<b>389</b>	<b>389</b>
<b>5-10 Years</b>				
280	Land south of Wilford Lane, West Bridgford (phase 2)	5-10 Years	100	100
299	Nearsby Drive Garage Block West Bridgford 2	5-10 Years	2	2
274	Ludlow Hill Industrial Estate	5-10 Years	63	63
284	Day Centre West Bridgford	5-10 Years	37	37
<b>Total 5-10 Years</b>			<b>202</b>	<b>202</b>
<b>10-15 years</b>				
279	South Nottingham College	10-15 Years	48	48
272	Radcliffe Road	10-15 Years	1	1
331	1 - 27 Loughborough Road & 2 - 6 Bridgford (Phase 2)	10-15 Years	129	129
<b>Total 10-15 Years</b>			<b>178</b>	<b>178</b>
<b>TOTAL DELIVERABLE SUPPLY</b>			<b>769</b>	

<b>Could be suitable if policy changes - 5+ years. Principal Urban Area</b>				
352	Land south of Clifton	Could be suitable if policy changes - 5+ years	7500	7500

356	West of Sharpbill	Could be suitable if policy changes - 5+ years	1000	1000
351	Land at Gamston	Could be suitable if policy changes - 5+ years	8500	8500
355	Melton Road Triangle	Could be suitable if policy changes - 5+ years	450	450
350	Land at Melton Road, Edwalton	Could be suitable if policy changes - 5+ years	1200	1200
277	Civic Centre, City Ground and surrounding car park	Could be suitable if policy changes - 5+ years	500	500
276	Surplus Operational Land Scarrington Rd	Could be suitable if policy changes - 5+ years	80	80
275	West Bridgford Depot	Could be suitable if policy changes - 5+ years	52	52
283	South of Radcliffe Road West Bridgford	Could be suitable if policy changes - 5+ years	5	5
281	The Becket School West Bridgford	Could be suitable if policy changes - 5+ years	62	62
278	The Chateau	Could be suitable if policy changes - 5+ years	150	150
287	Former Filling Station, Radcliffe Rd	Could be suitable if policy changes - 5+ years	8	8
286	Environment Agency Land Wilford Lane	Could be suitable if policy changes - 5+ years	93	93
271	Wilford Lane	Could be suitable if policy changes - 5+ years	21	21
<b>Total. Could be suitable if policy changes 5+years</b>			<b>19621</b>	<b>19621</b>
<b>Non Deliverable or Developable</b>				
354	Land at Adbolton, West Bridgford	Non Deliverable or Developable	640	640
330	The South Notts Hussars	Non Deliverable or Developable	24	24
300	Waltham Close Garage Block West Bridgford	Non Deliverable or Developable	2	2
323	181A Loughborough Road	Non Deliverable or Developable	1	1
298	Nearsby Drive Garage Block West Bridgford 1	Non Deliverable or Developable	2	2
293	Valley Gardens Garage Block West Bridgford 1	Non Deliverable or Developable	4	4
292	Sharpbill Road Garage Block West Bridgford	Non Deliverable or Developable	4	4
291	Earlswood Drive Garage Block West Bridgford 3	Non Deliverable or Developable	3	3
273	Bel Air Caravan Park	Non Deliverable or Developable	0	0
285	Former Volvo Garage West Bridgford	Non Deliverable or Developable	12	12
282	Masonic Hall Car Park West Bridgford	Non Deliverable or Developable	16	16
307	Adj 22 Beech Close, Edwalton	Non Deliverable or Developable	6	6
290	Earlswood Drive Garage Block West Bridgford 2	Non Deliverable or Developable	0	0
288	Vicarage Green Garage Block West Bridgford	Non Deliverable or Developable	1	1
289	Earlswood Drive Garage Block West Bridgford 1	Non Deliverable or Developable	0	0
295	Wellin Lane Garage Block West Bridgford 1	Non Deliverable or Developable	0	0
360	West Bridgford	Non Deliverable or Developable	0	0
<b>Total non-deliverable or developable</b>			<b>715</b>	<b>715</b>

**TABLE 3: SHLAA ASESSMENT SUMMARY FOR RUSHCLIFFE . RUSHCLIFFE RURAL**

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
<b>0-5 Years</b>					
2	Aslockton	Land Adjacent Moorends Chapel Lane	0-5 Years	1	1
3	Aslockton	Manor House, Main Street	0-5 Years	1	1
4	Aslockton	Land adj. the Walnuts, Chapel Lane	0-5 Years	1	1
5	Aslockton	South of Abbey lane	0-5 Years	6	6
6	Barton in Fabis	Barton Lodge coach House, New Rd Barton in Fabis	0-5 Years	1	1
9	Bingham	Land off Tithby Road, Bingham	0-5 Years	90	90
13	Newton	RAF Newton (built area)	0-5 Years	101	101
14	Bingham	16 Fosters Lane	0-5 Years	1	1
16	Bingham	Banks House 23 The Banks	0-5 Years	4	4
17	Bingham	Land To The South Side Of Nottingham Road	0-5 Years	45	1
18	Bingham	R/O 64/66 Nottingham Road	0-5 Years	23	23
19	Bingham	Land Adj to Mill Hill Road/ Mallow Way	0-5 Years	204	171
20	Bingham	Land South of Mallow Way	0-5 Years	204	199
21	Bingham	5A Station Street	0-5 Years	3	3
31	Bunny	Adj. Grange Farmhouse	0-5 Years	1	1
32	Bunny	South of Moor View (Plot 2 rev)	0-5 Years	1	1
33	Bunny	South of Moor View (Plot 3 rev)	0-5 Years	1	1
34	Bunny	South of Moor View	0-5 Years	1	1
35	Colston Bassett	White Beams, Church Gate	0-5 Years	1	1
37	Costock	The Forge Gables Farm Drive	0-5 Years	2	2
38	Costock	Unit 3 Gables Farm Main Street	0-5 Years	1	1
39	Costock	53 Main Street	0-5 Years	1	1
40	Costock	Elms Farm Cottage Leake Road	0-5 Years	1	1
41	Costock	Gables Farm, Main Street	0-5 Years	25	8
47	Cotgrave	Grassmere Garage Block	0-5 Years	3	3
68	Cotgrave	Broadmeer Garage Block	0-5 Years	3	3
71	Cotgrave	Land adjacent Gingerbread Cottage, Cotgrave Place	0-5 Years	1	1
72	Cotgrave	Pear Tree House, Owthorpe Road	0-5 Years	1	1
78	Cotgrave	Black Diamond Pub, Owthorpe Road	0-5 Years	14	14
79	Cotgrave	Barn R/O Owthorpe Road	0-5 Years	1	1
80	Cotgrave	Land adj. 18 Plumtree Road	0-5 Years	27	27
84	Cropwell Bishop	Adj Checkers Inn, Church Street	0-5 Years	5	5
85	Cropwell Butler	Adj Mahon House	0-5 Years	2	2
93	East Bridgford	17 Browns Lane	0-5 Years	1	1
94	East Bridgford	2 Hackers Close	0-5 Years	4	4
95	East Bridgford	52 Kneeton Road	0-5 Years	12	12
96	East Bridgford	Manor Farm, Kirk Hill	0-5 Years	3	3
97	East Bridgford	Mullberry Close	0-5 Years	2	2
99	East Leake	Land at Gotham Road	0-5 Years	154	154
106	East Leake	East Leake Hall Station Road	0-5 Years	53	3
107	East Leake	6A The Nook	0-5 Years	1	1
108	East Leake	91 Main Street	0-5 Years	1	1
110	East Leake	Land Adjacent 18 Costock Road	0-5 Years	1	1
111	East Leake	LRO 1a - 5 And To Side Of 5 West Leake Rd	0-5 Years	5	5
112	East Leake	Rothaldy, 47 Rempstone	0-5 Years	2	2

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
		Road			
113	East Leake	Woodgate Farm Rempstone Road	0-5 Years	3	3
115	East Leake	Rushcliffe Nursing Home, Stocking Lane	0-5 Years	1	1
129	Flintham	14 Inholms Gardens	0-5 Years	1	1
130	Flintham	27 Inholms Gardens	0-5 Years	1	1
137	Gotham	Primary School, Kegworth Road	0-5 Years	6	6
138	Gotham	Windmill Inn 34 Notingham Road	0-5 Years	13	13
139	Granby	The Hall, Chapel Lane	0-5 Years	2	2
140	Hawksworth	Foremans Cottage, Main Rd	0-5 Years	1	1
143	Hickling	The White House, Main Street	0-5 Years	1	1
145	Hickling	Weir House Main Street	0-5 Years	1	1
147	Holme Pierrpont	Holme Farm Holme Lane	0-5 Years	5	5
157	Keyworth	Rear of 58-64 Bunny Lane	0-5 Years	3	2
158	Keyworth	11 Debdale Lane	0-5 Years	1	1
159	Keyworth	6&4 Thelda Ave	0-5 Years	1	1
160	Keyworth	Birchwood, Nicker Hill	0-5 Years	1	1
161	Keyworth	Debdale House Debdale Lane	0-5 Years	24	24
163	Keyworth	Land at Selby Lane	0-5 Years	48	48
164	Keyworth	North of 1 Blind Lane	0-5 Years	4	4
165	Keyworth	North of 3 Dale Rd	0-5 Years	1	1
167	Keyworth	Land between 20-22 Spinney Road	0-5 Years	3	3
170	Kinoulton	The Old Vicarage, 39 Main street	0-5 Years	1	1
174	Normanton on Soar	South of 43 Far Lane	0-5 Years	1	1
175	Normanton on the Wolds	Wolds Farm, Wolds Lane	0-5 Years	1	1
176	Orston	Warehouse, Showroom, Lombard Street	0-5 Years	6	6
177	Orston	Manor Farm, Lordship Lane	0-5 Years	6	6
178	Orston	Yew Tree Farm Lombard Street ( Unit 1 Rev)	0-5 Years	1	1
179	Orston	Yew Tree Farm Lombard Street (Unit 2 Rev)	0-5 Years	1	1
180	Orston	Yew Tree Farm, Lombard Street	0-5 Years	2	2
194	Radcliffe on Trent	16 Grantham Road	0-5 Years	1	1
196	Radcliffe on Trent	19 Shelford Road	0-5 Years	1	1
199	Radcliffe on Trent	Adj 59-61 Grantham Road	0-5 Years	1	1
200	Radcliffe on Trent	Manor Court Wharf Lane	0-5 Years	1	1
202	Radcliffe on Trent	St Marys Church Hall	0-5 Years	7	7
203	Ratcliffe on Soar	Plot 6 Bankside, Redhill Lock	0-5 Years	1	1
204	Ratcliffe on Soar	Redhill Marina	0-5 Years	1	1
205	Rempstone	The Manor House, 28 Main Street	0-5 Years	1	1
206	Rempstone	Robinscroft, 14 Main Street	0-5 Years	1	1
221	Ruddington	10 Easthorpe St	0-5 Years	1	1
223	Ruddington	15 Elms Gardens	0-5 Years	3	3
224	Ruddington	34 Camelot Street	0-5 Years	1	1
225	Ruddington	36 and 38A Easthorpe Street	0-5 Years	4	4
226	Ruddington	36 and 38A Easthorpe Street	0-5 Years	6	2
227	Ruddington	6 Paget Crescent	0-5 Years	2	2
228	Ruddington	7 Paget Crescent	0-5 Years	1	1
229	Ruddington	Beeva Garments, Clifton Road	0-5 Years	7	7
230	Ruddington	Cookes Machining Works, Parkyn Street	0-5 Years	6	6
231	Ruddington	Fields Farm Asher Lane	0-5 Years	2	2
233	Ruddington	West of 134 &136 Loughborough Rd	0-5 Years	1	1

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
234	Ruddington	Workshop, Kempson Street	0-5 Years	1	1
235	Ruddington	50 Woodley Street	0-5 Years	1	1
236	Ruddington	Tudor Lodge, Clifton Lane	0-5 Years	1	1
237	Ruddington	Camelot Street Depot	0-5 Years	72	57
238	Scarrington	Hafod Main Street	0-5 Years	2	2
239	Scarrington	Red House Farm Main Street	0-5 Years	2	2
240	Screveton	The Gables, Hawksworth Road	0-5 Years	1	1
241	Shelford	Hawthorn Farm Main Road	0-5 Years	9	9
242	Shelford	Simpkins Yard, Main Road	0-5 Years	1	1
243	Shelton	The Old Forge	0-5 Years	1	1
244	Sibthorpe	Adj Trinco	0-5 Years	1	1
246	Stanford on Soar	Village Farm Main Street	0-5 Years	10	10
249	Stanton on the Wolds	Laurel Farm	0-5 Years	1	1
251	Sutton Bonington	Park Lane Farm, Sutton Bonington	0-5 Years	10	10
254	Sutton Bonington	The Poachers Arms	0-5 Years	5	2
255	Sutton Bonington	30 Pasture Lane	0-5 Years	7	7
257	Sutton Bonington	Land adj 45 Landcroft Lane	0-5 Years	2	2
259	Sutton Bonington	The Rectory, Main Street	0-5 Years	28	28
262	Tollerton	Russell Farm Cottage, Burnside Grove	0-5 Years	1	1
264	Tollerton	47 Melton Road	0-5 Years	2	2
265	Tollerton	East of Bentinck Ave	0-5 Years	5	5
266	Tollerton	157 Tollerton Lane	0-5 Years	1	1
267	Tollerton	22 Lothian Road	0-5 Years	7	7
268	Upper Broughton	Village Farm, Station Road	0-5 Years	1	1
269	Upper Broughton	White House, Bottom Green	0-5 Years	1	1
270	Upper Broughton	Broughton Sunley Nurseries	0-5 Years	1	1
342	Widmerpool	Old Hall Drive	0-5 Years	1	1
343	Widmerpool	Pinewood Lodge, Melton rd	0-5 Years	1	1
344	Widmerpool	Smithy farm, Main Street	0-5 Years	1	1
345	Widmerpool	Widmerpool Hall, Keyworth Road	0-5 Years	24	17
347	Willoughby on the Wolds	Church lane farm	0-5 Years	2	2
348	Willoughby on the Wolds	The Bakery Chapel Lane	0-5 Years	1	1
349	Willoughby on the Wolds	Three Horse Shoes 79 Main Street	0-5 Years	6	6
358	Whatton in the Vale	The White Villa, Dark Lane	0-5 Years	5	5
<b>Total 0-5 Years</b>				<b>1420</b>	<b>1241</b>
<b>5-10 Years</b>					
15	Aslockton	Adjacent Long Acre Cliffhill Lane	5-10 Years	1	1
49	Cotgrave	Cotgrave Shopping Centre	5-10 Years	30	30
52	Cotgrave	Scotland Bank Garage Block	5-10 Years	0	0
60	Cotgrave	Sandside Garage Block	5-10 Years	3	3
63	Cotgrave	Ritchie Close Garage Block	5-10 Years	3	3
87	East Bridgford	Land behind Kirk Hill 1	5-10 Years	2	2
103	East Leake	Bley Avenue Garage Block	5-10 Years	2	2
120	Flintham	The Mowbray	5-10 Years	1	1
121	Flintham	High Bank	5-10 Years	2	2
122	Flintham	Off Wood Lane	5-10 Years	2	2
124	Flintham	Spring Lane	5-10 Years	5	5
166	Keyworth	The White Cottage	5-10 Years	1	1
169	Kinoulton	Rear of 50 Main Street, Kinoulton	5-10 Years	3	3
185	Radcliffe on Trent	The Paddocks	5-10 Years	98	98
191	Radcliffe on Trent	Queens Road Garage Block	5-10 Years	4	4

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
197	Radcliffe on Trent	1B Wharf Lane	5-10 Years	1	1
198	Radcliffe on Trent	7 Cliff Drive	5-10 Years	1	1
201	Radcliffe on Trent	R/O 93-105 Bingham Road	5-10 Years	24	24
215	Ruddington	Camelot Street.	5-10 Years	24	24
217	Ruddington	Artex Blue Hawk	5-10 Years	118	118
218	Ruddington	Brookside Road	5-10 Years	39	39
219	Ruddington	Land at Pasture Lane.	5-10 Years	117	117
220	Ruddington	Rear of 218 Loughborough Road.	5-10 Years	6	6
232	Ruddington	Land adj 2 High Street	5-10 Years	2	2
258	Sutton Bonington	17 Main Street	5-10 Years	4	4
<b>Total 5-10 Years</b>				<b>493</b>	<b>493</b>
<b>10-15 Years</b>					
73	Cotgrave	Mill Lane	10-15 Years	2	2
76	Cotgrave	2 Mill Lane	10-15 Years	1	1
127	Flintham	Flintham Islamic Institute	10-15 Years	50	50
146	Holme Pierrpont	Blott's CC, Holly Lodge & Old Rectory Nursery	10-15 Years	20	20
252	Sutton Bonington	41 Park Lane	10-15 Years	1	1
<b>Total 10-15 Years</b>				<b>74</b>	<b>74</b>
<b>Could be suitable if policy changes - 5+ years</b>					
1	Aslockton	Land at Abbey Lane, Aslockton	Could be suitable if policy changes - 5+ years	118	118
8	Bingham	Land off Chapel Lane, Bingham (north of railway)	Could be suitable if policy changes - 5+ years	3500	3500
24	Bradmore	The Old Hay Barn Bradmore	Could be suitable if policy changes - 5+ years	3	3
26	Bunny	Land adjacent to Grange Farmhouse, Bunny	Could be suitable if policy changes - 5+ years	33	33
27	Bunny	Land off Loughborough Road, Bunny	Could be suitable if policy changes - 5+ years	40	40
29	Bunny	Bunny Trading Estate	Could be suitable if policy changes - 5+ years	73	73
36	Costock	Land off Miller's Lane, Costock	Could be suitable if policy changes - 5+ years	14	14
42	Cotgrave	Land south of Hollygate Lane	Could be suitable if policy changes - 5+ years	415	415
43	Cotgrave	Hollygate Lane	Could be suitable if policy changes - 5+ years	27	27
44	Cotgrave	Land off Woodgate Lane	Could be suitable if policy changes - 5+ years	125	125
45	Cotgrave	Land at Main Road	Could be suitable if policy changes - 5+ years	60	60
46	Cotgrave	Cotgrave Place Golf Club	Could be suitable if policy changes - 5+ years	3600	3600
64	Cotgrave	Fern Lea Garage Block	Could be suitable if policy changes - 5+ years	0	0
69	Cotgrave	Former Cotgrave Colliery	Could be suitable if policy changes - 5+ years	500	500
81	Cropwell Bishop	Land north of Fern Road	Could be suitable if policy changes - 5+ years	340	340
82	Cropwell Bishop	Fernhill Nurseries, Fern Road	Could be suitable if policy changes - 5+ years	108	108
86	Cropwell Butler	Land at Barnfield House	Could be suitable if policy changes - 5+ years	1	1

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
88	East Bridgford	Land behind Kirk Hill 2	Could be suitable if policy changes - 5+ years	15	15
89	East Bridgford	Land off Kirk Hill	Could be suitable if policy changes - 5+ years	90	90
90	East Bridgford	Land at Lammas Lane	Could be suitable if policy changes - 5+ years	45	45
91	East Bridgford	Croft Rise Garage Block	Could be suitable if policy changes - 5+ years	3	3
92	East Bridgford	Holloway Close Garage Block	Could be suitable if policy changes - 5+ years	15	15
98	East Leake	Land south of West Leake Road	Could be suitable if policy changes - 5+ years	75	75
116	Flintham	Land North of Inholms Road	Could be suitable if policy changes - 5+ years	100	100
119	Flintham	Inholms Road	Could be suitable if policy changes - 5+ years	0	0
125	Flintham	RAF Syerston 2	Could be suitable if policy changes - 5+ years	0	0
126	Flintham	RAF Syerston 1	Could be suitable if policy changes - 5+ years	0	0
132	Gotham	Land east of Gypsum Way, Gotham	Could be suitable if policy changes - 5+ years	336	336
133	Gotham	Land north of Kegworth Road / Home Farm, Gotham	Could be suitable if policy changes - 5+ years	100	100
134	Gotham	The Orchards, Leake Road, Gotham	Could be suitable if policy changes - 5+ years	66	66
135	Gotham	E/O Leake Road Gotham	Could be suitable if policy changes - 5+ years	168	168
148	Keyworth	Land at Bunny Lane (East), Keyworth	Could be suitable if policy changes - 5+ years	220	220
149	Keyworth	Land at Platt Lane, Keyworth	Could be suitable if policy changes - 5+ years	300	300
150	Keyworth	Land at Bunny Lane (West), Keyworth	Could be suitable if policy changes - 5+ years	228	228
151	Stanton on the Wolds	Land east of Willow Brook	Could be suitable if policy changes - 5+ years	41	41
152	Keyworth	Barnfield Farm, Nicker Hill	Could be suitable if policy changes - 5+ years	1070	1070
153	Keyworth	Land at Lings Lane	Could be suitable if policy changes - 5+ years	384	384
171	Langar	Land south of Cropwell Road	Could be suitable if policy changes - 5+ years	30	30
181	Owthorpe	Rear of Village Street	Could be suitable if policy changes - 5+ years	2	2
183	Radcliffe on Trent	Bells Field, Grantham Road	Could be suitable if policy changes - 5+ years	72	72
184	Radcliffe on Trent	Land north of Grantham Road	Could be suitable if policy changes - 5+ years	147	147
186	Radcliffe on Trent	Land adj Grooms Cottage	Could be suitable if policy changes - 5+ years	51	51
187	Radcliffe on Trent	Land South of Grantham Road	Could be suitable if policy changes	12	12

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
			- 5+ years		
188	Radcliffe on Trent	Land north of Nottingham Road	Could be suitable if policy changes - 5+ years	500	500
207	Ruddington	Land adj St Peter's Junior School, Ruddington	Could be suitable if policy changes - 5+ years	80	80
208	Ruddington	Land South of Landmere Lane,	Could be suitable if policy changes - 5+ years	10	10
216	Ruddington	Land to the west of Wilford Road.	Could be suitable if policy changes - 5+ years	1234	1234
245	Stanford on Soar	Land north of Main Street	Could be suitable if policy changes - 5+ years	30	30
247	Stanton on the Wolds	Land south of Stanton on the Wolds, off Melton Rd	Could be suitable if policy changes - 5+ years	6	6
248	Stanton on the Wolds	Land east of Melton Road, Stanton on the Wolds	Could be suitable if policy changes - 5+ years	20	20
260	Tollerton	Land east of Tollerton Lane	Could be suitable if policy changes - 5+ years	70	70
261	Tollerton	Land at Burnside Grove.	Could be suitable if policy changes - 5+ years	325	325
340	Whatton	Little Orchard	Could be suitable if policy changes - 5+ years	3	3
346	Willoughby on the Wolds	London Lane/Back Lane	Could be suitable if policy changes - 5+ years	60	60
359	Cotgrave	Land RO Mill Lane/The Old Park	Could be suitable if policy changes - 5+ years	330	330
<b>Could be suitable if policy changes - 5+ years Total</b>				<b>15195</b>	<b>15195</b>
<b>Non Deliverable or Developable</b>					
10	Bingham	Margaret Place Garage Block Bingham	Non Deliverable or Developable	0	0
11	Bingham	Oak Avenue Garage Block Bingham 1	Non Deliverable or Developable	0	0
12	Bingham	Oak Avenue Garage Block Bingham 2	Non Deliverable or Developable	0	0
28	Bunny	Bunny Wood, Bunny	Non Deliverable or Developable	20	20
30	Bunny	Bunny Brickworks	Non Deliverable or Developable	72	72
48	Cotgrave	Rivermead Garage Block	Non Deliverable or Developable	0	0
50	Cotgrave	Avondale Garage Block	Non Deliverable or Developable	0	0
51	Cotgrave	Woodview Garage Block	Non Deliverable or Developable	0	0
53	Cotgrave	Laurence Close Garage Block 2	Non Deliverable or Developable	0	0
54	Cotgrave	Laurence Close Garage Block 1	Non Deliverable or Developable	0	0
55	Cotgrave	East Acres Garage Block	Non Deliverable or Developable	0	0
56	Cotgrave	Burhill Garage Block	Non Deliverable or Developable	0	0
57	Cotgrave	Whitelands Garage Block 1	Non Deliverable or Developable	0	0
58	Cotgrave	Whitelands Garage Block 2	Non Deliverable or Developable	0	0
59	Cotgrave	Cartbridge Garage Block	Non Deliverable or Developable	0	0
61	Cotgrave	Ring Leas Garage Block	Non Deliverable or Developable	0	0
62	Cotgrave	Marlwood Garage Block	Non Deliverable or Developable	0	0
66	Cotgrave	Woodland Close Garage Block	Non Deliverable or Developable	0	0
67	Cotgrave	Spinney Close Garage Block	Non Deliverable or Developable	0	0

Site Reference	Parish	Site Name	Delivery	Number of Dwellings Proposed	Number of Dwellings Remaining
70	Cotgrave	Former Landfill Site, Bassingfield	Non Deliverable or Developable	0	0
83	Cropwell Bishop	Hoe View Road Garage Block	Non Deliverable or Developable	0	0
100	East Leake	Land off Bunny Lane	Non Deliverable or Developable	0	0
101	East Leake	Sharpley Drive Garage Block	Non Deliverable or Developable	0	0
102	East Leake	De Ferrers Close Garage Block	Non Deliverable or Developable	2	2
104	East Leake	Maple Close Garage Block 1	Non Deliverable or Developable	0	0
105	East Leake	Maple Close Garage Block 2	Non Deliverable or Developable	0	0
117	Flintham	Land off Inholms Road 1	Non Deliverable or Developable	51	51
118	Flintham	Land off Inholms Road 2	Non Deliverable or Developable	0	0
123	Flintham	Woodslane	Non Deliverable or Developable	0	0
128	Flintham	Trent Hills Farm	Non Deliverable or Developable	800	800
131	Gamston	Land Off Buttermere Close	Non Deliverable or Developable	2	1
136	Gotham	British Gypsum	Non Deliverable or Developable	0	0
141	Hickling	Land east of Main Street, Hickling	Non Deliverable or Developable	0	0
154	Keyworth	Manor Road Garage Block Keyworth 1	Non Deliverable or Developable	2	2
155	Keyworth	Manor Road Garage Block	Non Deliverable or Developable	2	2
156	Keyworth	Manor Road Garage Block	Non Deliverable or Developable	2	2
168	Kingston-on-Soar	Kingston Fields	Non Deliverable or Developable	6000	6000
172	Langar	Adj Abbott's Packaging	Non Deliverable or Developable	0	0
182	Plumtree	Goods Yard and Shed, Station Road	Non Deliverable or Developable	1	1
189	Radcliffe on Trent	Barrington Close Garage Block	Non Deliverable or Developable	0	0
190	Radcliffe on Trent	Cherrytree Close Garage Block	Non Deliverable or Developable	0	0
192	Radcliffe on Trent	Clumber Drive Garage Block	Non Deliverable or Developable	0	0
193	Radcliffe on Trent	Talbot Court Garage Block	Non Deliverable or Developable	0	0
195	Radcliffe on Trent	16A Cliff Drive	Non Deliverable or Developable	1	1
209	Ruddington	Sellars Avenue Garage Block	Non Deliverable or Developable	0	0
210	Ruddington	Barleylands Garage Block	Non Deliverable or Developable	0	0
211	Ruddington	Top Road Garage Block	Non Deliverable or Developable	0	0
213	Ruddington	Camelot Street Garage Block	Non Deliverable or Developable	0	0
214	Ruddington	Petrol Station Loughborough Road	Non Deliverable or Developable	12	12
250	Sutton Bonington	Hathern Station Works	Non Deliverable or Developable	0	0
263	Tollerton	North of 47 Melton road	Non Deliverable or Developable	0	0
353	Ruddington	Land west of Pasture Lane, Ruddington	Non Deliverable or Developable	560	560
357	Bingham	Employment allocations. Land North of Bingham	Non Deliverable or Developable	0	0
<b>Non deliverable or developable Total</b>				<b>7527</b>	<b>7526</b>

## **7.2 Site Reports**

**Please see separate document**

**Information Correct at 31st March 2008**

## Appendix 1: Local Authority Contact Details

Local Authority	Contact	Telephone	E-mail
Ashfield District Council	Lisa Bell	01623 457383	<a href="mailto:l.bell@ashfield-dc.gov.uk">l.bell@ashfield-dc.gov.uk</a>
Broxtowe Borough Council	Dave Lawson	0115 9177777	<a href="mailto:dave.lawson@broxtowe.gov.uk">dave.lawson@broxtowe.gov.uk</a>
Erewash Borough Council	Adam Reddish	0115 9072244	<a href="mailto:adam.reddish@erewash.gov.uk">adam.reddish@erewash.gov.uk</a>
Gedling Borough Council	Alison Gibson	0115 9013733	<a href="mailto:alison.gibson@gedling.gov.uk">alison.gibson@gedling.gov.uk</a>
Nottingham City Council	David Berry	0115 9155484	<a href="mailto:david.berry@nottinghamcity.gov.uk">david.berry@nottinghamcity.gov.uk</a>
Rushcliffe Borough Council	Phillip Marshall	0115 9148568	<a href="mailto:localdevelopment@rushcliffe.gov.uk">localdevelopment@rushcliffe.gov.uk</a>

## Appendix 2: Site Assessment Panel Membership & Minutes

### Site Assessment Panel Minutes - Tuesday 6<sup>th</sup> January 2009

#### Attendance:

Bob Rivers (BR)	House Builders Federation & Bovis Homes,
Anabel Rooksby (AR)	Peveril Homes,
Gaynor Jones-Jenkins (GJJ)	Nottinghamshire Wildlife Trust,
Melys Griffiths (MG)	Savills,
Peter Harley (PH)	Derwent Living,
Naomi Wing (NW)	Environment Agency,
James Lidgett (JL)	Environment Agency,
Lisa Bell (LB)	Ashfield District Council,
Chris Maidment (CM)	Ashfield District Council,
Dave Lawson (DL)	Broxtowe Borough Council,
Adam Reddish (AR)	Erewash Borough Council,
Tom Dillarstone (TD),	Gedling Borough Council,
Dave Berry (DB)	Nottingham City Council,
Kate Proctor (KP)	Nottingham City Council,
Phillip Marshall (PM)	Rushcliffe Borough Council,
Richard Cooper (RC) (Chair)	Nottinghamshire County Council,
Nina Hillyer (NH)	Nottinghamshire County Council,
Andrew Johnston (AJ)	Erewash Borough Council.

#### 1. Introductions

\*\* – introduced what the intentions of the Panel were, in that it seeks an independent view, attendees are invited to represent their area of interest, members are requested to declare any interests in sites or areas. The Panel is advisory and will produce notes on the key outcomes of each session which will be sent to each Panel member in Draft form for agreement.

#### 2. The Nottingham Core HMA and Hucknall

\*\* – introduced the SHLAA, stressing that it identifies sites which could be developed in the future and not sites that will be developed, in addition the SHLAA aids Local Authorities in identify a 5 year housing land supply. The Partnership of the Councils was formed in order to produce the SHLAA. The SHLAA will be monitored and updated annually. This current SHLAA will be adopted by March 2009.

#### 3. The State of the Market

\*\* – opened the discussion and asked where the Panel think the housing market is heading and if they think there is any development potential

remaining. Thoughts on the housing numbers predicted in the SHLAA were also welcomed.

\*\* – \*\*\*\*\* are still building for the rental market, targeted at shared ownership, with 80% market level rents, aimed at those who cannot get a mortgage at this present time. They are not intending to build/buy houses for sale or shared ownership until at least 2010.

\*\* – most house builders are curtailing their building programmes until late 2009 early 2010. Market housing is still shifting to Housing Associations, there is a general presumption that this stick is however starting to dry up.

\*\* – the try before you buy market is strong as generally people still aspire to own property.

\*\* – people are still having problems getting mortgages.

\*\* – believes that landowners are being unrealistic in their aspirations of what their land is worth.

\*\* – land values not just linked to house sale prices, but also the price of hard and soft infrastructure (including S106 provisions). Residential planning permission is not as lucrative as it once was.

\*\* – asked whether the Panel considered there to be any particular areas of the market that had been adversely affected, or if any areas had shifted upwards recently.

\*\* – The apartment is now saturated and the 3 storey dwellings market is drying up.

\*\* – momentum of affordable housing has picked up and some niche and smaller developments are continuing to sell.

\*\* – the top end of the market is still moving, and smaller developers appear to be fairing better than large volume house builders. This could be due to PPS3/planning requirements on larger sites.

\*\* – \*\*\*\*\* \*\*\*\*\* are currently renting out stock rather than pay rates on empty properties, with the view that tenants will buy once the market picks up. In addition they are looking at site re-designs.

\*\* – expects the market to bottom late 2009.

Discussion above will be anonymised if necessary and reduced in length

Following discussion \*\* said that the opinions expressed would be taken into the districts' overall consideration of how to express delivery numbers.

#### **4. City Centre Capacity**

\*\* – introduced this subject, indicating that one comment received indicated there should be across the board discounting in the City Centre in addition to current estimates based on site-specific information gathered for the Study.

\*\* – Generally evidence points to the fact that the City Centre market is saturated and the market is suffering, he therefore agrees that discounting should occur as part of the SHLAA.

\*\* – agreed with \*\*.

\*\* – RSLs are not buying apartments.

\*\* – Will provide group with suggested discounting rates that \*\*\* head office are aware of from other studies.

\*\* – asked, but there was no view expressed about what scale of discounting or reduction from previous building rates should apply.

***ACTION-\*\* to investigate where other studies have applied discounting. Districts to investigate other studies where City Centre supply is significant (e.g. Sheffield).***

## **5. Small Sites**

\*\* – a comment received noted that there was no threshold for such sites in the SHLAA, the Panel's view was sought about whether smaller sites are considered to be less deliverable, or should be discounted in some way?

**Panel** - As landowners have been contacted as part of the SHLAA, it was considered that this is the best indication of whether sites will come forward. Generally smaller sites have been selling well over the past year as there is less pressure on such sites from S106.

## **6. Green Belt**

\*\* – circulated to Panel information relating to the 'Treatment of Major Policy Constraints' and asked if people agreed with the approach that sites should be assessed separately if deliverable but subject to whether a major policy were to change. This would apply to other sites with policy constraints such as allocated employment sites and MLAs.

**Panel** – generally in agreement with the approach; that for sites where a policy (such as Green Belt or protected employment sites for example) is the only major constraint for development, then the reasoned judgment should be altered to 'may be suitable if policy changes'. This category would be used until their status changes, e.g. relevant development plan documents identify them as allocations or a study determines their undeliverability/ unsuitability.

## 7. Existing Evidence Base

\*\* – circulated information regarding the 'Treatment of Evidence from other Studies' – comments are requested for the next meeting on the 14<sup>th</sup> January 2009.

## 8. Flood Risk

\*\* – For the purposes of the SHLAA EA did not need to apply the sequential testing to the sites, however the work the EA produced has been valuable. He raised the question of whether SFRA maps or FR maps are used, authorities view was that SFRA information is considered to be more up to date and therefore would be used in preference to flood maps where available.

\*\* – Responded that in theory the sequential test should be applied through the Strategic Flood Risk Assessment (SFRA), however, the SFRA Partnership took the view that the evidence base should be prepared and the flood risk established by the SFRA prior to considering specific sites. Therefore, she raised the question about how sequential testing fitted into the SHLAA process and said that other Councils have applied it at this stage. The EA wanted to apply sequential testing at this evidence stage and felt that the SHLAA presented this opportunity. The EA want to learn how best to engage in the process and how to get the best results.

***ACTION – A meeting to be arranged between districts and the EA to explore whether or how sequential testing can be applied in the SHLAA.***

\*\* – individual site representations had been received in relation to mitigation and that this would be carried out. In general districts are not accepting the deliverability of sites without proof or evidence of adequate mitigation; mitigation needs to be proven through the planning process.

\*\* – Agreed; potentially all sites can be mitigated, it is not the function of the SHLAA to assess this (ref. Paragraph 3.42 of the PPS 25 Practice Guide).

## 9. Transport Assessments

\*\* – some comments regarding highways point out that many sites are 'undeliverable' - is this a fair comment? At what point does a site become undeliverable?

**Panel** – generally agreed that if enough money was ploughed into a scheme it could be delivered. It was agreed that where significant issues arise sound justification needs to be provided to back-up statements relating to why sites are considered undeliverable. Otherwise they should be considered undeliverable.

## 10.AOB

\*\* – asked that a review of specific sites be carried out as some sites conflict with EA comments.

***ACTION – \*\* will identify sites of concern and report back to next meeting.***

\*\* – raised concerns over re-consultation if some sites are examined again.

\*\* – expressed the view that as this was the purpose of having a draft stage it should be no problem revising assessments as long as this was justified.

### **11. Date of next meeting**

14<sup>th</sup> January 2009, County Hall, Committee Room A (please note this is not the same room and is located within the Riverside Block).

## **Site Assessment Panel Minutes - Wednesday 14<sup>th</sup> January 2009**

### **Attendance:**

Bob Rivers (BR)	Home Builders Federation & Bovis Homes
Annabel Rooksby (AR)	Peveril Homes
Gaynor Jones-Jenkins (GJJ)	Notts Wildlife Trust
Melys Griffiths (MG)	Savills
Peter Harley (PH)	Derwent Living
Naomi Wing (NW)	Environment Agency
James Lidgett (JL)	Environment Agency
Lisa Bell (LB)	Ashfield District Council
Chris Maidment (CM)	Ashfield District Council
Kate Proctor (KP)	Nottingham City Council
Dave Lawson (DL)	Broxtowe Borough Council
Adam Reddish (ARe)	Erewash Borough Council
Andrew Johnston (AJ)	Erewash Borough Council
Tom Dillarstone (TD)	Gedling Borough Council
Phillip Marshall (PM)	Rushcliffe Borough Council
Liz Beardsley (LBe)	Rushcliffe Borough Council
Richard Cooper (RC) (Chair)	Nottinghamshire County Council
Nina Hillyer (NH)	Nottinghamshire County Council

### **1. Introductions**

\*\* - intention of this meeting is to discuss individual site specific issues. Some extra sites have been added which will be dealt with along with the other sites.

### **2. Minutes of Last Panel Meeting**

\*\* – clarified flood risk section – will send changes to group.

\*\* – to provide additional wording for the minutes to LB relating to sites that where the main barrier to delivery relate to policy constraints and the rewording of the delivery period from ‘beyond 15 years’ to ‘may be suitable if policy changes’.

\*\* – changes to text re city centre capacity section; add “suggested” discounting rates from \*\*\* head office, “if possible”. Also, under ACTION, districts to investigate “how this issue has been addressed in” other studies where city centre supply is significant.

\*\* – consistency may be an issue so this may be discussed.

\*\* – Raised a conflict of interest in terms of site refs 14, 37 and 458.

### **3. Site Specific Discussion**

#### **Erewash**

Sites 36, 66, 14 and 77 were discussed at the meeting. Site 46 was deleted – issues relating to its draft reasoned judgement and placement within housing tranche were resolved at the first panel meeting. The principle concern related to the robustness of the common Core HMA-wide evidence base and how it should be applied. The Panel were satisfied with the approach taken in how the evidence base generally had been utilised in producing the SHLAA.

Erewash Borough, with the EA’s agreement, grouped together sites 36, 66, 77 given that similar issues related to each one.

\*\* – Stated that these sites would encounter policy objections on flood risk grounds if residential development took place. All sites here are located within the 1 in 100 year flood risk plain and formed part of the functional flood plain, which has the highest level of protection from development and is only appropriate for water-compatible uses. NW reaffirmed that in light of the SFRA assessments, there would be a policy presumption against housing on these sites. Erewash assessment work through SHLAA recognises the high flood risk but also concludes sites have potential for residential development, in sites 66 and 77’s case, due to the sites being classed as ‘white land’, which is in short supply around Long Eaton.

\*\*\* – Queried the presentation data/material in the SFRA relating to Site 66 & 77. In EBC’s view, the functional floodplain only incorporates identified areas which are within a 1 in 20 flood risk area.

\*\* – Stated that the source of flooding to these site is from Golden Brook not River Trent hence not necessarily showing up when EBC reviewed the Greater Nottingham SFRA maps.

\*\*\* – Stated that EBC are satisfied to take a steer from EA regarding the deliverability/suitability of the two sites. Will look at all available SFRA data and other planning/sustainability policies and come to a conclusion.

\*\* – Mentioned that SHLAA should not necessarily be used as a vehicle to make ‘trade-offs’ between different planning objectives. Need to concentrate on factual information.

\*\* – determined Rushcliffe sites in functional flood plain as non-deliverable.

Panel in agreement that both sites should be classed as non-deliverable until changes occur on the ground (flood alleviation measures for example) – Erewash to look at this again, but acknowledged that only factors/information known to Council at the time of assessment could help determine a final judgement

Panel agreed that site 36 at Sawley is still undeliverable after Panel discussion – EA agreed right that the correct conclusion had been reached in current SHLAA.

### **Site 14**

\*\* - Highlighted issue of how sequential test is applied. Not in functional flood plain but in 100 year flood plain instead and immediately downstream of a flood storage reservoir. There are several issues in terms of flooding and future flood risk.

\*\* – this site still with \*\*\*\*\* , \*\*\*\*\* pulled out – development of site for housing is no longer imminent.

***ACTION - Erewash (\*\*\*) to review timescales of site 14 in light of discussion and discuss with agents to come to a more realistic delivery timescale.***

\*\* – is a “health warning” appropriate in SHLAA?

\*\* – SHLAA feeds into 5 and 15 year land supply. If we take a realistic approach, won’t have an immediate land supply. Figures are there but not being built (??).

Panel satisfied with group’s approach to market issues and accounting for it in the best way we can.

## **Rushcliffe**

### **Site 69**

- Green belt site
- Policy designation annex C, PPG2 – restricted to B class uses
- Sustainability & location issues – 40% of site has never been developed
- SINC on site
- Highway network issues
- Beyond 15 years tranche in SHLAA

\*\* – asked for confirmation that policy E7 is saved.

\*\* – yes, E7 one of 6 saved policies in place until Core Strategy is in place.

\*\* – should we be treating this site any different than other sites with policy constraints? Consistency issue. GB, SINC etc.

\*\* – asked why included in the first place, not adjacent to the PUA.

\*\* – Authorities have agreed to assess all sites bought forward in the call for sites process

\*\* – Would be inconsistent to say it's not deliverable in SHLAA process.

**Panel** - agreed that Rushcliffe have put forward a sound argument in assessment.

\*\*\* – development should not be allowed in SINC. Sensitive from an environmental point of view and borders country park. Would like to see site undevelopable.

\*\* – Maybe unsustainable but correct assessment should be 'suitable pending policy change' (not just GB policy, also employment). Panel agreed.

#### **Site 188**

\*\* – Hierarchy of maps is causing problems, the site lies out the SFRA catchment area. Site flooded in 1947 and 2000. The source of flooding is likely to be surface water drainage coming from Radcliffe on Trent, though exact source is unclear. If is surface water drainage there is not the same policy presumption against housing as with other sections of the functional flood plain.

#### **Panel Decision**

Environment Agency and Rushcliffe BC to agree how the site will be dealt with.

#### **Site 352**

\*\* – potential conflict of interest.

#### **Panel Decision**

Overall there is an issue in relation to how Transport Assessments (TA) are dealt with, therefore once TA consistency is established a fuller conclusion can be drawn.

#### **Site 1 (Additional site)**

Highways/transport is the main issue with the site.

\*\* – sites over 80 dwellings require a TA.

#### **Panel Decision**

Could be suitable if policy changes.

## **Gedling**

### **Site 49**

Highways/transport if the main issue with the site.

### **Panel Decision**

Could be suitable if policy changes.

### **Sites 454 (a) 458 (d) and 462 (e)**

\*\* – Conflict of interest as client owns site 458 (d).

\*\*\* – are working with the landowner, site is still very productive agriculturally.

### **Panel Decision**

No overall conclusions to be drawn.

### **Sites 33, 36, 37 and 47**

### **Panel Decision**

Could be suitable if policy changes.

## **4. AOB**

\*\* - The panel agreed that a consistent approach to independent studies that have (or have not) been accounted for in reaching a SHLAA conclusion was needed and the wording presented to the last meeting (reproduced below) could be the basis for that.

"The (name) study was undertaken by consultants (name) in order provide independent conclusions about the (subject of study). The Borough Council is satisfied that this approach demonstrates an acceptable level of independent advice and consistency across all authorities involved in the SHLAA study. With this in mind, all Nottingham Core HMA Councils are keen to ensure that the approach taken to independent studies is consistent. Therefore, we are of the opinion that the assessment of sites for (subject of study ) which have been appraised as part of that study should not be re-classified for the purposes of this SHLAA unless a formal planning decision (e.g. a council's interim planning guidance or appeal decision) has altered the situation."

\*\*\* – difficult to have an ecological input at this stage.

\*\* – explained next steps for the SHLAA.

\*\* – found the exercise very useful.