Rushcliffe Borough Council

Strategic Housing Land Availability Assessment Report 2025

December 2025

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1. Introduction

Purpose of the Strategic Housing Land Availability Assessment

1.1 The Strategic Housing Land Availability Assessment (SHLAA) is an important part of the evidence base to support the delivery of housing. This assessment forms an essential part of the planning process by helping to ensure an adequate supply of land for housing. It uses a robust evidence-based approach, which is a key principle of the National Planning Policy Framework (NPPF).

Relationship to the Rushcliffe Local Plan

1.2 The SHLAA provides essential evidence for the delivery and review of the Rushcliffe Local Plan. It is, in effect, a technical evidence-base for the identification of 'deliverable'[1] and 'developable'[2] sites for new housing over a period of around 15 years. Rushcliffe Local Plan consists of Local Plan Part 1: Core Strategy (adopted December 2014), and Local Plan Part 2: Land and Planning Policies (adopted October 2019).

SHLAA Methodology

1.3 An overarching methodology for preparing and updating the SHLAA has been developed in partnership with Broxtowe Borough Council, Gedling Borough Council, Erewash Borough Council and Nottingham City Council. In addition, each council has evidenced its own assumptions on relation to density, lead-in times and build-out rates, windfall allowance; and non-implementation rates through a separate appendix to the methodology which can be found on the councils SHLAA webpage. An interactive map is also available showing the location of all the sites on the Borough Council's website.

1.4 The following table identifies where information related to each assessment category can be found in Rushcliffe's SHLAA report.

[1] and [2] as defined by the National Planning Policy Framework

Table 1: SHLAA Categories in Rushcliffe SHLAA Report Compared to the Overarching Methodology

Category in Methodology	Category in Rushcliffe SHLAA report
SHLAA ref	Site Reference
Site name	Site Name
Street name	Part of Site Name, where relevant
Locality/area	Parish/town
Type of settlement	Type of site
Ward	N/A
Parish	Parish/Town
Dwelling capacity (net)	Dwelling Capacity
Site area (ha)	Site Area (Hectares)
Developable area (ha)	N/A
Density	Density (Dwellings/Hectare)
Brownfield or greenfield status	Brownfield or greenfield
Brownfield Land Register	Site on Brownfield Land Register
Planning status	Status
Planning application ref	Planning Reference
Planning application type	N/A (Abbreviation of status contained in planning reference)
Type of development	N/A (Type can be deduced from SHLAA conclusion in text and/or planning reference)
Type of site	Dwelling Capacity
Construction status	Status
Existing use	N/A
Site source	Site Source
Constraint – Green Belt	Green Belt
Constraint – Heritage assets.	Historic Environment
Constraint – Ecology	Nature Conservation / Green Infrastructure
Constraint – Agricultural Land	Agricultural Land
Constraint – Flooding	Flood Risk
Constraint – Air quality	Air Quality/Contamination
Constraint – Land contamination	Air Quality/Contamination
Constraint – Highways and access	Highways and Access
Constraint – Coal referral area	Other Issues
Constraint – Ownership issue	Deliverability
Overcoming constraints	Deliverability and/or Overall Summary
Suitability	Suitability
Availability	Availability
Achievability	Achievability
SHLAA conclusion category	Delivery
Assessment conclusion	Overall Summary
Housing delivery source	Deliverability and/or Overall Summary
Units built	Latest dwelling capacity minus number of dwellings remaining
Units remaining	Number of dwellings remaining

2. Site Assessment Results

2.1. The following series of tables contain the 2025 delivery results.

Table 2: Housing Delivery Site by Site 0-5 Years

Site reference	Parish	Site name	Total
SHLAA/ASL/001	Aslockton	Maltings Farm	12
SHLAA/ASL/004	Aslockton	Hedgecroft, Abbey Lane	1
SHLAA/ASL/009	Aslockton	The Abbey, Abbey Lane	2
SHLAA/ASL/025	Aslockton	Jessies Cottage	2
SHLAA/BIF/003	Barton in Fabis	South of Clifton	1265
SHLAA/BIF/005	Barton in Fabis	Chestnut Farm	3
SHLAA/BIN/002	Bingham	2A Church Street	1
SHLAA/BIN/008	Bingham	Buggins Cottage, Chapel Lane	2
SHLAA/BIN/009	Bingham	33 Tithby Road	1
SHLAA/BIN/011	Bingham	First Floor over no's 15-17, Union Street	2
SHLAA/BIN/012	Bingham	1 Rockingham Grove	1
SHLAA/BIN/015	Bingham	Land north of Bingham (planning application)	356
SHLAA/BIN/018	Bingham	1 Long Acre East	1
SHLAA/BRA/003	Bradmore	Land east of Farmer Street	3
SHLAA/BUN/001	Bunny	Bunny Brickworks	66
SHLAA/BUN/002	Bunny	Land west of Grange Farm, Moor Lane, Bunny	4
SHLAA/BUN/012	Bunny	27 Loughborough Road	1
SHLAA/CAR/003	Car Colston	Old Hall Farm, Screveton Road	4
SHLAA/CAR/006	Car Colston	Beech Close Farm, The Green	1
SHLAA/CBI/009	Cropwell Bishop	8 Stockwell Lane	2

Site reference	Parish	Site name	Total
SHLAA/CBI/013	Cropwell Bishop	Manor House, 42 Fern Road	3
SHLAA/CBI/016	Cropwell Bishop	Land between 6 and 10 Fern Road	1
SHLAA/CBU/001	Cropwell Butler	Lings Barn Farm	2
SHLAA/CBU/002	Cropwell Butler	Lings Barn Farm 2	1
SHLAA/CBU/003	Cropwell Butler	4 Revell's Farm, The Fosse	1
SHLAA/CBU/004	Cropwell Butler	Granary, 1 Rookery Farm	1
SHLAA/CBU/005	Cropwell Butler	Wolds Pastures, Hoe Lane	1
SHLAA/COS/002	Costock	Bunny Hill Riding School	1
SHLAA/COS/003	Costock	The Manor House, 4 Church Lane	1
SHLAA/COS/010	Costock	24A Chapel Lane	1
SHLAA/COT/001	Cotgrave	Land RO Mill Lane/The Old Park	178
SHLAA/COT/008	Cotgrave	4 Bingham Road	1
SHLAA/COT/009	Cotgrave	Land South of Hollygate Lane (1)	90
SHLAA/COT/010	Cotgrave	Land South of Hollygate Lane (2)	45
SHLAA/COT/011	Cotgrave	Land South of Hollygate Lane (3a)	74
SHLAA/COT/015	Cotgrave	98 Ring Lees	1
SHLAA/COT/021	Cotgrave	The Manor House, 1 Owthorpe Road	5
SHLAA/EBR/004	East Bridgford	Mill Heyes Farm, Closes Side Lane	1
SHLAA/EBR/010	East Bridgford	Land south of Butt Lane	42
SHLAA/EBR/011	East Bridgford	Builders Yard, Dovecote Road	1
SHLAA/EBR/012	East Bridgford	North of Butt Lane	88
SHLAA/EBR/014	East Bridgford	23 Main Street	1
SHLAA/EBR/016	East Bridgford	57 Kneeton Road	1
SHLAA/EBR/019	East Bridgford	East Bridgford Hill	5
SHLAA/EL/002	East Leake	48 Main Street	1
SHLAA/EL/004	East Leake	Land off Rempstone Road (north)	68
SHLAA/EL/015	East Leake	53 St Marys Crescent	1
SHLAA/EL/016	East Leake	1A Costock Road	4

Site reference	Parish	Site name	Total
SHLAA/EL/034	East Leake	28 Main Street	1
SHLAA/ELT/002	Elton-on-the-Hill	Oak Tree Barn, Sutton Lane	1
SHLAA/ELT/004	Elton-on-the-Hill	Land Between Old Rectory and Rectory Bungalow	1
SHLAA/FLI/004	Flintham	The Stables, Town End Lane	1
SHLAA/GOT/003	Gotham	Land at Redroofs Moor Lane	1
SHLAA/GOT/005	Gotham	Land east of Gypsum Way/The Orchards	96
SHLAA/GRA/002	Granby cum Sutton	Field south west of Belvoir Vue	1
SHLAA/HIC/002	Hickling	A E Faulks Ltd, The Wharf, Main Street	4
SHLAA/HIC/010	Hickling	Sycamore Lodge Green Lane	2
SHLAA/HOL/003	Holme Pierrepont and Gamston	Skylarks	21
SHLAA/KEY/001	Keyworth	Land north of 4 Dale Road	1
SHLAA/KEY/004	Keyworth	Land off Nicker Hill	23
SHLAA/KEY/007	Keyworth	Ashley Road	1
SHLAA/KEY/010	Keyworth	North of Bunny Lane	2
SHLAA/KEY/015	Keyworth	Land east of the Poplars, Villa Road	1
SHLAA/KEY/021	Keyworth	2 Bunny Lane	26
SHLAA/KEY/023	Keyworth	The Hall, Nottingham Road	2
SHLAA/KEY/065	Keyworth	Land at Nicker Hill	14
SHLAA/KIN/001	Kinoulton	Land south of Main Street	3
SHLAA/KIN/003	Kinoulton	Barn off Kinoulton Lane	1
SHLAA/KIN/015	Kinoulton	Saucethorpe Farm 25 Main Street	1
SHLAA/KNE/001	Kneeton	Hall Farm, Main Street	2
SHLAA/KNE/002	Kneeton	Storys Yard Bridgford Road	3
SHLAA/KNE/011	Kneeton	The White House Stacks Lane	1
SHLAA/LAN/003	Langar cum Barnstone	Old Chapel, Langar Road	1

Site reference	Parish	Site name	Total
SHLAA/LAN/004	Langar cum Barnstone	The Limes Farm, Cropwell Road	3
SHLAA/LAN/005	Langar cum Barnstone	Ash Farm, Harby Lane	1
SHLAA/LAN/007	Langar cum Barnstone	Bridge House, Cropwell Road	1
SHLAA/LAN/009	Langar cum Barnstone	Romnay House, Main Road	1
SHLAA/LAN/015	Langar cum Barnstone	South of Woodbine Cottage, Works Lane	1
SHLAA/LAN/016	Langar cum Barnstone	St Marys Church Main Road	1
SHLAA/NEW/002	Newton	Land at RAF Newton (phase 2)	330
SHLAA/NOS/003	Normanton-on-Soar	Tebbutts Farm, Butt Lane	1
SHLAA/ORS/001	Orston	Manor Farm, Lordship Lane	1
SHLAA/ORS/002	Orston	Land south of 25 Chapel Street	1
SHLAA/ORS/016	Orston	Muffins Gap Lombard Street	1
SHLAA/PLU/005	Plumtree	T Edson and Sons Limited, Main Road	2
SHLAA/RAD/001	Radcliffe on Trent	Land north of Nottingham Road (mixed use)	200
SHLAA/RAD/003	Radcliffe on Trent	Land off Shelford Road	117
SHLAA/RAD/005	Radcliffe on Trent	North of Grantham Road	220
SHLAA/RAD/006	Radcliffe on Trent	2 Johns Road	4
SHLAA/RAD/007	Radcliffe on Trent	59 Main Road	7
SHLAA/RAD/012	Radcliffe on Trent	The Paddocks	75
SHLAA/RAD/014	Radcliffe on Trent	26 Prince Edward Crescent	1
SHLAA/RAD/023	Radcliffe on Trent	Radcliffe Day and Night Pharmacy	3
SHLAA/RAD/028	Radcliffe on Trent	Trelaw 139 Shelford Road	5
SHLAA/RUD/003	Ruddington	Land North East of Marl Close	14

Site reference	Parish	Site name	Total
SHLAA/RUD/004	Ruddington	18 St Mary's Crescent	1
SHLAA/RUD/008	Ruddington	146 Loughborough Road	1
SHLAA/RUD/009	Ruddington	Land at Loughborough Road	36
SHLAA/RUD/010	Ruddington	Land opposite Mere Way	19
SHLAA/RUD/023	Ruddington	2 Shaw Street	1
SHLAA/RUD/024	Ruddington	Allen Vending Supplies, 27 High Street	5
SHLAA/RUD/025	Ruddington	Land Rear of Manor Lodge	3
SHLAA/RUD/026	Ruddington	Shire Farm, Flawforth Lane	1
SHLAA/RUD/028	Ruddington	Oxford House, 18 Easthorpe Street	1
SHLAA/RUD/030	Ruddington	Land East of Loughborough Road	24
SHLAA/RUD/031	Ruddington	222 Loughborough Road	2
SHLAA/RUD/034	Ruddington	9A St Marys Crescent	1
SHLAA/SCA/002	Scarrington	Scarrington Old Chapel, Main Street	1
SHLAA/SCA/004	Scarrington	The Gables, Main Street	1
SHLAA/SCR/001	Screveton	Hawthorn House	1
SHLAA/SCR/002	Screveton	Pinfold Cottage, Lodge Lane	1
SHLAA/SCR/010	Screveton	Whitehouse Farm	1
SHLAA/SCR/011	Screveton	Paddock to the West of Main Street	1
SHLAA/SHN/002	Shelton	Shelton House Farm, Main Road	1
SHLAA/SIB/002	Sibthorpe	Firs Farm, Baxter Lane	1
SHLAA/SOS/001	Stanford-on-Soar	Holme Farm Melton Road	1
SHLAA/STA/012	Stanton-on-the-Wolds	Adj 178 Melton Road	1
SHLAA/STA/015	Stanton-on-the-Wolds	Land north west of 130 Melton Road	1
SHLAA/STA/029	Stanton-on-the-Wolds	204 Melton Road	2
SHLAA/SUT/012	Sutton Bonington	Glebe Farm, Landcroft Lane	1

Site reference	Parish	Site name	Total
SHLAA/SUT/024	Sutton Bonington	Treetops, Sutton Fields. Station Road	2
SHLAA/THO/003	Thoroton	Land West of Main Street	1
SHLAA/THO/004	Thoroton	Manor House, Main Street	1
SHLAA/TOL/006	Tollerton	Tollerton Park	10
SHLAA/TOL/007	Tollerton	82 Cotgrave Lane	1
SHLAA/TOL/008	Tollerton	East of Gamston North of Tollerton	70
SHLAA/TOL/020	Tollerton	Tollerton Post office	1
SHLAA/UB/002	Upper Broughton	The Paddocks, Bottom Green	2
SHLAA/UB/009	Upper Broughton	Land East of Hillview House	1
SHLAA/WBR/001	West Bridgford	Central Works Depot	21
SHLAA/WBR/002	West Bridgford	Timber Windows of Nottingham Radcliffe Road	3
SHLAA/WBR/003	West Bridgford	3 Radcliffe Road	5
SHLAA/WBR/005	West Bridgford	Land South of 64 and 66 Valley Road	1
SHLAA/WBR/007	West Bridgford	12-14 Radcliffe Road	9
SHLAA/WBR/009	West Bridgford	Land off Wilford Lane, West Bridgford	71
SHLAA/WBR/011	West Bridgford	8 Bridgford Road	1
SHLAA/WBR/014	West Bridgford	82-84 Henry Road	2
SHLAA/WBR/015	West Bridgford	254 Melton Road	4
SHLAA/WBR/023	West Bridgford	Corner of Canberra Crescent and Stanhome Square	6
SHLAA/WBR/030	West Bridgford	24 Rectory Road	1
SHLAA/WBR/032	West Bridgford	26 Wilford Lane	6
SHLAA/WBR/044	West Bridgford	68 Bridgford Road	1
SHLAA/WBR/046	West Bridgford	Wishing Well Day Nursery, 2 Oakfields Road	9
SHLAA/WBR/047	West Bridgford	Land at Melton Road, Edwalton	296
SHLAA/WBR/048	West Bridgford	Land South Of 229 Melton Road	7
SHLAA/WBR/051	West Bridgford	Land north west of 42 Wilford Lane	1
SHLAA/WBR/053	West Bridgford	86 Melton Road	1
SHLAA/WBR/057	West Bridgford	48-50 Bridgford Road	6

Site reference	Parish	Site name	Total
SHLAA/WBR/058	West Bridgford	99 Melton Road	1
SHLAA/WBR/059	West Bridgford	43-45 Loughborough Road	17
SHLAA/WBR/063	West Bridgford	Former Faith in Families Offices, 5-11 Colwick Road	9
SHLAA/WBR/064	West Bridgford	Numbers 49 to 55, Trent Boulevard	8
SHLAA/WBR/066	West Bridgford	Silver Birches, 234 Melton Road	1
SHLAA/WBR/078	West Bridgford	Cowans, 41 Abbey Road	2
SHLAA/WBR/122	West Bridgford	Land to South of 20 Bruce Drive	22
SHLAA/WBR/152	West Bridgford	East of 20 Devonshire Road	1
SHLAA/WBR/161	West Bridgford	151 Melton Road	2
SHLAA/WBR/163	West Bridgford	107 Trent Boulevard	1
SHLAA/WBR/166	West Bridgford	4 Elm Tree Avenue	1
SHLAA/WBR/168	West Bridgford	274 Melton Road	9
SHLAA/WHA/005	Whatton in the Vale	Land south east of Coney Lane	1
SHLAA/WID/006	Widmerpool	Pinewood Lodge Melton Road	1
SHLAA/WID/060	Widmerpool	Smithy Farm, Main Street	2
SHLAA/WIL/001	Willoughby-on-the-Wolds	Holmefield Cottage, London Road	1
SHLAA/WIL/003	Willoughby-on-the-Wolds	Land north of Back Lane	1
SHLAA/WIL/004	Willoughby-on-the-Wolds	Mill Lane	1
SHLAA/WIL/005	Willoughby-on-the-Wolds	The Bungalow Chapel Lane	2
SHLAA/WIL/006	Willoughby-on-the-Wolds	Woodlands, Westhorpe	2
SHLAA/WYS/001	Wysall and Thorpe-in-the-Glebe	The Chestnuts, Costock Road	1

Site reference	Parish	Site name	Total
SHLAA/WYS/061	Wysall and Thorpe-in-the-Glebe	Lodge Farm, Bradmore Road	8
		Windfall	382
			4676

Table 3: Housing Delivery Site by Site 6-10 Years

Site reference	Parish	Site name	Total
SHLAA/BIF/003	Barton in Fabis	South of Clifton	1250
SHLAA/BUN/001	Bunny	Bunny Brickworks	44
SHLAA/FLI/001	Flintham	Flintham Islamic Institute	90
SHLAA/NEW/002	Newton	Land at RAF Newton (phase 2)	45
SHLAA/RAD/005	Radcliffe on Trent	North of Grantham Road	40
SHLAA/TOL/008	Tollerton	East of Gamston North of Tollerton	924
SHLAA/WBR/004	West Bridgford	Land Between Lady Bay Bridge/Radcliffe Road	48
SHLAA/WBR/008	West Bridgford	City Ground and surrounding car park	170
SHLAA/WBR/047	West Bridgford	Land at Melton Road, Edwalton	16
SHLAA/WBR/076	West Bridgford	102 Mona Road	2
		Windfall	955
			3584

Table 4: Housing Delivery Site by Site 11-15 Years

Site reference	Parish	Site name	Total
SHLAA/ASL/005	Aslockton	Land at Cliff Hill Lane	1
SHLAA/ASL/007	Aslockton	Land Adjacent Moorends, Chapel Lane	1
SHLAA/ASL/008	Aslockton	Land South East Of Long Acre Of Long Acre Cliffhill Lane	1
SHLAA/ASL/017	Aslockton	Grange Barn	1
SHLAA/ASL/024	Aslockton	2 Field bungalow Chapel Lane	1
SHLAA/ASL/026	Aslockton	Fieldhead House St Thomas Drive	1
SHLAA/BIF/003	Barton in Fabis	South of Clifton	355
SHLAA/BIN/007	Bingham	Daisy Chain 19 Long Acre	1
SHLAA/BIN/030	Bingham	Land North of 11 Tithby Road / West of 2 The Banks	1
SHLAA/BIN/031	Bingham	5 Market Street	1
SHLAA/BIN/035	Bingham	Bankside Fisher Lane	1
SHLAA/CAR/002	Car Colston	Toll Bar Farm, Fosse Way	5
SHLAA/CBI/006	Cropwell Bishop	4 Hardy's Close	1
SHLAA/COS/001	Costock	The Market Garden, Ash Lane	1
SHLAA/COS/011	Costock	Barn to the Rear of Brooklyn, Leake Road	1
SHLAA/COS/013	Costock	Croft Barn Old Main Road	1
SHLAA/COT/066	Cotgrave	Land rear of 59 Bingham Road	1
SHLAA/EBR/017	East Bridgford	17 Browns Lane	1
SHLAA/ELT/003	Elton-on-the-Hill	Land south of Elton Manor	1
SHLAA/FLI/003	Flintham	Grange Farm Town End Lane	1
SHLAA/GOT/016	Gotham	Home Farm, 10 Kegworth Road	3
SHLAA/HIC/001	Hickling	The Orchard	4
SHLAA/HIC/004	Hickling	Part OS Field 7500 Green Lane	1

Site reference	Parish	Site name	Total
SHLAA/HIC/008	Hickling	The White House, Main Street	1
SHLAA/HOL/002	Holme Pierrepont and Gamston	The Thickett Bassingfield Lane	1
SHLAA/KEY/013	Keyworth	Hillside Farm	70
SHLAA/KEY/018	Keyworth	28 Park Avenue, Keyworth	1
SHLAA/KEY/031	Keyworth	4 and 6 Thelda Avenue	2
SHLAA/KEY/041	Keyworth	7 Limetree Close	1
SHLAA/KEY/050	Keyworth	Land To The Rear Of 6 Selby Lane	1
SHLAA/KEY/052	Keyworth	Widmerpool Lane	1
SHLAA/KIN/002	Kinoulton	The Paddock, 12 Main Street	1
SHLAA/KIN/007	Kinoulton	Lodge Farm	1
SHLAA/KOS/002	Kingston-on-Soar	Hillside, Gotham Road	7
SHLAA/KOS/003	Kingston-on-Soar	Home Farm, Gotham Road	1
SHLAA/LAN/001	Langar cum Barnstone	Garages south of Orchard Close	2
SHLAA/OWT/004	Owthorpe	4 Park Lane	1
SHLAA/OWT/005	Owthorpe	North of Village House	1
SHLAA/RAD/002	Radcliffe on Trent	72 Main Road	5
SHLAA/RAD/015	Radcliffe on Trent	Land rear of 96 Bingham Rd. and NW 1 Golf Rd	1
SHLAA/RAD/042	Radcliffe on Trent	16 Grantham Road	1
SHLAA/RAD/047	Radcliffe on Trent	Land North West of 149 Shelford Road	3
SHLAA/SCA/003	Scarrington	The Glebe Hawksworth Road	1
SHLAA/SCR/005	Screveton	Manor Farmhouse	1
SHLAA/SHN/001	Shelton	Wensor Bridge Farm	1
SHLAA/SOS/004	Stanford-on-Soar	Five Oaks Farm Main Street	8
SHLAA/SUT/015	Sutton Bonington	Sutton Fields House	1
SHLAA/SUT/016	Sutton Bonington	36 Park Lane	1
SHLAA/TAW/003	Tithby and Wiverton	Manor Farm Bingham Road	5
SHLAA/THO/002	Thoroton	Greenhedge Farmhouse	1

Site reference	Parish	Site name	Total
SHLAA/TOL/008	Tollerton	East of Gamston North of Tollerton	1100
SHLAA/UB/003	Upper Broughton	Corner House Farm, Bottom Green	1
SHLAA/WBR/005	West Bridgford	Land South of 64 and 66 Valley Road	1
SHLAA/WBR/010	West Bridgford	Numbers 11 to 13 Musters Road	3
SHLAA/WBR/012	West Bridgford	Unit 2A, 100 Melton Road	2
SHLAA/WBR/027	West Bridgford	Richmand House, 88-90 Melton Road	9
SHLAA/WBR/047	West Bridgford	Land at Melton Road, Edwalton	30
SHLAA/WBR/052	West Bridgford	Garages west of Valley Road	4
SHLAA/WBR/120	West Bridgford	Coach House, 108 Radcliffe Road	1
SHLAA/WBR/121	West Bridgford	108 Radcliffe Road	2
SHLAA/WBR/124	West Bridgford	134A Trent Boulevard	10
SHLAA/WBR/128	West Bridgford	Caretakers Bungalow, 132 Greythorn Drive	3
SHLAA/WBR/137	West Bridgford	100 Melton Road	2
SHLAA/WBR/139	West Bridgford	85 Chaworth Road	5
SHLAA/WBR/147	West Bridgford	Index Computer Supplies 56 Radcliffe Road	6
SHLAA/WBR/149	West Bridgford	245 Melton Road	1
SHLAA/WBR/151	West Bridgford	Flat 1 37 Fox Road	1
SHLAA/WBR/162	West Bridgford	Rear of 27 Millicent Road	4
SHLAA/WBR/164	West Bridgford	Annex at 100 Loughborough Road	1
SHLAA/WIL/009	Willoughby-on-the-Wolds	Land North of Old Hall Farm	1
SHLAA/WIL/011	Willoughby-on-the-Wolds	Land east of Good Acre Close	1
SHLAA/WYS/002	Wysall and Thorpe-in-the-Glebe	Wynhill, Keyworth Road	1
		Windfall	955
			2651

3. Housing Trajectory Based on Identified Supply at 31 March 2025

3.1 The following table indicates the rates of delivery for residential development for a 15 year period.

Table 5: Housing Trajectory as at 31 March 2025

		2011-2025	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039-2040	Total
1	Completions on non-allocated sites and identified SHLAA capacity	3754	241	213	92	9	5	135	85				141					4,675
2	Land at Melton Road, Edwalton	1508	52	77	60	60	47	16					30					1,850
3	Land at former Cotgrave Colliery	463																463
4	Land at Former RAF Newton	153	22	44	88	88	88	45										528
5	Land north of Bingham	694	88	88	88	88	4											1,050
6	Land south of Clifton	130	143	206	329	348	239	250	250	250	250	250	250	105				3,000
7	East of Gamston/North of Tollerton	0			70			88	176	220	220	220	220	220	220	220	220	2,094
8	Former Bunny Brickworks	0				22	44	44										110
9	Land East of Church Street	85																85
10	Land RO Mill Lane/The Old Park	32	44	44	44	44	2											210
11	South of Hollygate Lane	0	44	88	52	25												209
12	Land south of Butt Lane	0	20	22														42
13	North of Butt Lane	0	15	44	29													88
14	Land off Rempstone Road (north)	214	44	24														282
15	Land north of Lantern Lane	195																195
16	Flintham Islamic Institute	0						20	44	26								90
17	Land east of Gypsum Way /The Orchards	0	22	44	30													96
18	Land off Nicker Hill	137	23															160
19	Platt Lane	187																187
20	North of Bunny Lane	219	2															221
21	Hillside Farm	0											20	44	6			70
22	Land north of Nottingham Road (mixed use)	0	24	44	44	44	44											200
23	72 Main Road	0																0
24	Land off Shelford Road	283	44	44	29													400
25	North of Grantham Rd (south of railway line)	20	44	44	44	44	44	40										280
26	The Paddocks	0				31	44											75
27	Land adjacent to Grooms Cottage	55																55
28	Land North East of Marl Close	153	14															167
29	Land north west of Asher Lane	175																175
30	Land south of Meadowcroft	56																56
31	Land opposite Mere Way	161	19															180
32	Land North of Park Lane	70																70
33	Windfall	0	0	0	0	191	191	191	191	191	191	191	191	191	191	191	191	2,292
	Projected completions		905	1,026	999	994	752	829	746	687	661	661	852	560	417	411	411	10,911
	Cumulative Completions	8,744	9,649	10,675	11,674	12,668	13,420	14,249	14,995	15,682	16,343	17,004	17,856	18,416	18,833	19,244	19,655	

4. Site Assessments.

Aslockton

Site reference	SHLAA/ASL/001	Site name	Maltings Farm

Parish/town	Aslockton	Site area (hectares)	0.5	Brownfield or greenfield	
Dwelling capacity	12	Density (dwellings/hectare)	20	Mixed	
Site source	Planning Application	Planning reference	21/00981/PAQ 21/00750/REM 22/01654/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	12	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	11 Under construction, 1 N/S

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 Years	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	11 Under construction, 1 N/S				

Aslockton

Site reference SHLAA/ASL/002 **Site name** Land to the rear of Acacia House

Parish/town	Aslockton	Site area (hectares)	0.9	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	20/02861/FUL	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	Aslockton is not within the Green Belt.
Flood Risk	Flood zone 1. None of the site identified as being at risk of surface water flooding.
Landscape assessment	Aggregate score in LVIA: 50/100. The site comprises one relatively well maintained pastoral field. The site lies immediately north of a single row of houses of Abbey Lane. There are a number of PRoW's within the study area as well as conservational interests, but neither are directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge, however the overall susceptibility is low. Overall, there is a low visual sensitivity.
Green Infrastructure	Site is small and only offers limited opportunities to deliver local amenity space. However if brought forward with neighbouring development there may be opportunities to provide more significant GI.
Historic Environment	There are no designated heritage assets within or in close proximity of this site. Records indicate presence of ridge and furrow within the eastern area of the site. Also possible ring ditches. The site is located between two areas where archaeological features of likely Iron Age origin have been identified, and the site has a high potential to contain archaeological remains relating to the surrounding landscape. Site does contain enclosure and ring ditch.
Nature conservation	No nature conservation assets within the site or in close proximity. It is however bounded by hedgerows in varied condition which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within AQMA
Community facilities	Limited community facilities - primary school, tea room, hairdressers, Church Hall, small shop and the Cranmer Public House.
Highways and accesss	One of the reasons for refusal for application 20/02861/FUL was the failure of the application to demonstrate that the width of the vehicular access was sufficient to enable two vehicles to pass and parking and turning provision was not demonstrated wither. A second

Site reference	SHLAA/ASL/002	Site name	Land to the rear of Acacia House

	reasons for refusal was the noise disturbance on the amenity of properties either side of the access on Abbey Lane.
Accessibility	Bus stops located on Main Street which is a 5 minute walk. Hourly bus service to and from Bingham during the day only with no evening or Sunday service. Railway station is a five minute walk. Aslockton train station provides a services between Nottingham City Centre and Skegness.
Other issues	
Agricultural land	Land is Grade 2 (best and most versatile)
Deliverability	Site submitted on behalf of the landowner within the 2014 SHLAA - no further correspondence. Site was refused permission in 2021 so considered undeliverable and undevelopable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site was originally submitted through the 2014 SHLAA as a developer submission with an assumed capacity of around 15 units. The site has subsequently been put forward as a planning application for 4 units. The application was refused in January 2021. Aslockton is not identified as a Key Settlement within the adopted Core Strategy. As Aslockton has limited services and facilities the village has not been identified in Local Plan part 2 as an other village where additional housing development could occur. The site is not constrained by significant heritage, flooding, landscape or biodiversity constraints which cannot be avoided, mitigated or compensated. Although the SHLAA did not previously highlight access as a constraint, the application failed to demonstrate that adequate access was achievable. The site is identified as Grade 2 agricultural land (best and most versatile) and the loss of this resource cannot be mitigated. Recent planning appeal decisions have supported the Council's position that further development (beyond infill or exception sites for local need) should not be permitted in Aslockton. This application for four units was refused on the basis that site would extend the built up area of the settlement and would have a harmful impact on the character and form of the settlement. As the most recent submission, it is assumed the site is now being promoted for 4 units instead of 15.

Aslockton

Site reference SHLAA/ASL/003 **Site name** Land North of Abbey Lane

Parish/town	Aslockton	Site area (hectares)	2.6	Brownfield or greenfield	
Dwelling capacity	65	Density (dwellings/hectare)	26	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	15/01204/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	65	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	Aslockton is not within the Green Belt.
Flood Risk	Flood zone 1. Parts of the site identified as being at risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 61/100. The site comprises one relatively well maintained arable field. The site lies immediately north of a single row of houses of Abbey Lane. There are a number of PRoW's within the study area with Footpath FP3 running along the sites eastern boundary. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an associated scheduled monument 'Cranmer's Mound'. There is a low susceptibility to change due to the perception of the site as an extension of the edge. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village edge, however the overall susceptibility is low. Overall, there is a low visual sensitivity.
Green Infrastructure	Site offers limited opportunities to deliver local amenity space. However if brought forward with neighbouring development there may be opportunities to provide more significant GI. Right of way should be protected and its environment improved. Integration with this route should be delivered.
Historic Environment	There are no designated heritage assets within the site or directly adjacent to the site. The former Maltings are however of local interest. There is enclosure and ring and ditches of unknown date. Desk-based Archaeological Assessment and Geo-physical survey suggests potential for later-prehistoric to Roman features in the centre of the site, and towards the south and southwest and recommends trial trenching to determine significance and appropriate mitigation through recording and design. Aslockton Conservation Area is adjacent to the site however and its setting could be adversely affected.
Nature conservation	No nature conservation assets within the site or in close proximity. It is however bounded by hedgerows in varied condition which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within a AQMA
Community facilities	Limited community facilities - primary school, tea room, hairdressers, Church Hall, small shop and the Cranmer Public House.

Site reference	SHLAA/ASL/003	Site name	Land North of Abbey Lane

Highways and accesss	No objection to planning application from NCC. The principle of a residential development on this parcel of land is acceptable from a highway point of view as a satisfactory junction onto Abbey Lane can be provided to serve the site and as a transport statement has demonstrated that the proposal would not have a detrimental impact on highway safety or on junctions in the vicinity of the development. Improvements to footways to the centre of Aslockton.
Accessibility	Bus stops located on Main Street which is a 5 minute walk. Hourly bus service to and from Bingham during the day only with no evening or Sunday service. Railway station is a five minute walk. Aslockton train station provides a services between Nottingham City Centre and Skegness.
Other issues	
Agricultural land	Land is Grade 2 (best and most versatile)
Deliverability	Representations have been submitted during Local Plan Part 2 and through the review of the strategic plan therefore the site is considered to be available. Planning permission which was refused. The dismissal of the subsequent appeal means that the site is not suitable now.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site was refused permission for up to 65 dwellings in December 2016. It continues to be promoted through the Local Plan process. Aslockton is not identified as a Key Settlement within the adopted Core Strategy. As Aslockton has limited services and facilities the settlement has not been identified in Local Plan Part 2 as an other village where additional housing development could occur. The site is not constrained by significant access, biodiversity or flooding constraints which cannot be avoided, mitigated or compensated. Impacts on the setting of the Conservation Area are a constrain and the landscape assessment determined that the site was of greater sensitivity than neighbouring sites, due to its close proximity to this area. The site is identified as Grade 2 agricultural land. Recent planning appeal decisions (including the decision regarding this site) have supported the Council's position that further development (beyond infill or exception sites for local need) should not be permitted in Aslockton.

Aslockton

Site reference	SHLAA/ASL/004	Site name	Hedgecroft, Abbey Lane

Parish/town	Aslockton	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	22/01925/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Aslockton

Site reference	SHLAA/ASL/005	Site name	Land at Cliff Hill Lane

Parish/town	Aslockton	Site area (hectares)	0.9	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)	9	Greenfield	
Site source	Planning Application	Planning reference	18/02728/REM	Type of site	
Allocated site reference		Status	Under Construction - over 75% of dwellings completed	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	7 comp 1 n/s however unlikely to be built short term as new access track crosses the final plot

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	7 comp 1 n/s however unlikely to be built short term as new access track crosses the final plot

Aslockton

Site reference	SHLAA/ASL/007	Site name	Land Adjacent Moorends, Chapel Lane

Parish/town	Aslockton	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	10	Greenfield	
Site source	Planning Application	Planning reference	22/00112/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Numerous outline applications and extensions since 2000. Although an outline application for a minor housing development delivery is therefore 11-15 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Numerous outline permissions and renewals since 2000. Although an outline permission for a minor housing development, it is not considered to be "achievable now" due to the number of renewals. 11-15 years

Aslockton

Site reference	SHLAA/ASL/008	Site name	Land South East Of Long Acre Of Long Acre Cliffhill Lane

Parish/town	Aslockton	Site area (hectares)	0.15	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	16/01222/OUT; 19/01640/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Outline permission has been permitted and renewed on the site over a period extending back to 1974. Due to this history the site is not considered deliverable within 5 years.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Outline planning permission for one dwelling granted Jan 2019. Outline permission has been permitted and renewed on the site over a period extending back to 1974. Due to this history the site is not considered "achievable now".

Aslockton

Site reference	SHLAA/ASL/009	Site name	The Abbey, Abbey Lane

Parish/town	Aslockton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	22/02274/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Aslockton

Site reference SHLAA/ASL/017 **Site name** Grange Barn

Parish/town	Aslockton		Site area (hectares)	0	Brownfield or greenfield
Dwelling capacity	1		Density (dwellings/hectare)		Brownfield
Site source	Planning Application	Planning reference	15/01877/FUL		Type of site
Allocated site reference		Status	Planning Permission for Residential Expired		Freestanding
Number of dwellings remaining	1	Source of number of dwellings	Planning Application		Site on Brownfield Register ☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission expired during 2018/19. No resubmission.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Permission expired during 2018/19. No resubmission. No delivery within first 5 years

Aslockton

Site reference SHLAA/ASL/022 **Site name** South of Abbey Lane

Parish/town	Aslockton	Site area (hectares)	5.5	Brownfield or greenfield	
Dwelling capacity	75	Density (dwellings/hectare)	14	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	18/02271/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	75	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	Aslockton is not within the Green Belt.
Flood Risk	Areas of the site are located within Flood Zones 2 and 3, and parts of the site are also at risk of surface water flooding.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Existing hedgerows and scrubland should be retained.
Historic Environment	No historic environmental constraints.
Nature conservation	No designated nature conservation assets within the site or in close proximity. However site contain hedgerows and scrubland, which are priority habitats and which are identified within the Biodiversity Opportunity Map. Hedgerows should be protected and enhanced to aid connectivity to other habitats. Phase 1 habitat survey at the application stage should determine presence of protected or priority species and priority habitats.
Air quality/contamination	Not within or in the vicinity of AQMA.
Community facilities	Limited community facilities - primary school, tea room, hairdressers, Church Hall, small shop and the Cranmer Public House.
Highways and accesss	Advice from highways on the planning application is that access can be achieved to the site, subject to certain works.
Accessibility	Bus stops located on Main Street which is a 5 minute walk. Hourly bus service to and from Bingham during the day only with no evening or Sunday service. Railway station is a five minute walk. Aslockton train station provides a services between Nottingham City Centre and Skegness.
Other issues	
Agricultural land	The site is identified as grade 2 agricultural land (BMV).
Deliverability	No developer on board, a land promoter is involved. The site appears to be in single ownership and no apparent ransom strips.

Site reference	SHLAA/ASL/022	Site name	South of Abbey Lane

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Outline planning application for up to 75 units refused Jan 2019. Aslockton is not identified as a Key Settlement within the adopted Core Strategy. As Aslockton has limited services and facilities the village has not been identified in Local Plan part 2 as an other village where additional housing development could occur. The site is not constrained by significant access, heritage, landscape or biodiversity constraints which cannot be avoided, mitigated or compensated. Parts of the site are in Flood Zones 2 and 3. The sequential and exception tests must therefore be applied and it must be demonstrated that there are no other available sites at a lower risk of flooding. The site is identified as Grade 2 agricultural land (best and most versatile). Recent planning appeal decisions have supported the Council's position that further development (beyond infill or exception sites for local need) should not be permitted in Aslockton.

Aslockton

Site reference	SHLAA/ASL/024	Site name	2 Field bungalow Chapel Lane

Parish/town	Aslockton	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	18/01895/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Correspondence ion 24/00868/DISCON confirms building works commenced, stalled a short while and recommenced.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		
Overall summary	Correspondence ion 24/00868/DISCON confirms building works commenced.				

Aslockton

Site reference	SHLAA/ASL/025	Site name	Jessies Cottage

Parish/town	Aslockton	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	19/00797/FUL 22/00131/VAR	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	U/C

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	U/C

Aslockton

Site reference	SHLAA/ASL/026	Site name	Fieldhead House St Thomas Drive

Parish/town	Aslockton	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	19/02102/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired

Aslockton

Site reference SHLAA/ASL/027 **Site name** North of Abbey Lane West of Mill Lane

Parish/town	Aslockton	Site area (hectares)	16.8	Brownfield or greenfield	
Dwelling capacity	385	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	385	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt.
Flood Risk	Areas of the site are located within Flood Zones 2 and 3, and parts of the site are also at risk of surface water flooding.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	The watercourse together with hedgerows should be retained and these features should be retained and enhanced.
Historic Environment	No designated heritage assets within the site. HER indicates that flint and medieval pottery has been found in the site. A view out from the edge of the conservation area may extend over this site from a public right of way.
Nature conservation	No nature conservation designations. The site is intensively farmed, however there are hedgerows around it which may have nature conservation value, together with a watercourse.
Air quality/contamination	Not within or in the vicinity of AQMA.
Community facilities	Limited community facilities - primary school, tea room, hairdressers, Church Hall, small shop and the Cranmer Public House.
Highways and accesss	Access would only be possible directly off Abbey Lane. Abbey Lane at this point is narrow, has no footways, is national speed limit and has ditches either side of it.
Accessibility	Bus stops located on Main Street which is a 10-15 minute walk. Hourly bus service to and from Bingham during the day only with no evening or Sunday service. Railway station is a five minute walk. Aslockton train station provides services between Nottingham City Centre and Skegness.
Other issues	
Agricultural land	Land is Grade 2 (best and most versatile).

Site reference	SHLAA/ASL/027	Site name	North of Abbey Lane West of Mill Lane

Deliverability	Site is in single ownership with no known house builder involvement.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Aslockton is not identified as a Key Settlement within the adopted Core Strategy. As Aslockton has limited services and facilities the settlement has not been identified in Local Plan Part 2 as an other village where additional housing development could occur. The site is not constrained by significant biodiversity issues. . The site may be in the setting of the conservation area. The site is identified as Grade 2 agricultural land and parts of the site are at risk of flooding. Recent planning appeal decisions (including the decision regarding this site) have supported the Council's position that further development (beyond infill or exception sites for local need) should not be permitted in Aslockton.

Barton in Fabis

Site reference	SHLAA/BIF/001	Site name	Barton Lodge Coach House, New Road

Parish/town	Barton in Fabis	Site area (hectares)	0.0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	07/00847/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning application expired, no resubmission.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission expired 2010. No resubmission since.

Barton in Fabis

Site reference SHLAA/BIF/002 **Site name** Land south west of Nottingham (East of A453)

Parish/town	Barton in Fabis	Site area (hectares)	231	Brownfield or greenfield	
Dwelling capacity	3000	Density (dwellings/hectare)	12	Greenfield	
Site source	Urban Extension	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	3000	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Fairham West Strategic Area. It scored 15 within the Green Belt Review 2022. The location is adjacent to one green belt inset boundary. This is to the strategic allocation South of Clifton. The only strong features of note which could contain further development and act as a defensible boundary is the foot of the Gotham Hills, which is some distance south, and the A453. Limited existing features to the south west which could form a defensible boundary. Having regard to the nature of these features, development within this area could lead to a long limb into the open countryside. Development in this direction would reduce significantly the gap between the edge of the strategic allocation at Clifton and Gotham. Whilst the Gotham Hills may provide some degree of separation between the two, the perceptual impact has the potential to be significant. There are no inappropriate developments within this area. Thrumpton conservation area is to the west of this broad area, but it is considered that the potential impact will be limited. There is a Scheduled ancient monument within this broad area, however this is isolated and not connected to the setting or special character of a historic settlement.
Flood Risk	Small area of the site located in flood zone 2. Some areas of the site are at risk from surface water flooding.
Landscape assessment	There is no individual landscape assessment for the site. The site lies within two zones in the Greater Nottingham Landscape Character Assessment. NW01 – Gotham and West Leake Hills and Scarps. The overall landscape strategy is 'Conserve'. The landscape condition is good. The character strength of the area is strong. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground. SN01 – Clifton Slopes. The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength of the area is moderate. This is a distinctive escarpment however it has a number of different land uses particularly land uses particularly close to the urban fringe.
Green Infrastructure	Site is within the urban fringe GI opportunity area. Existing hedgerows, watercourses trees and scrub should be retained where possible, and enhanced.
Historic Environment	Thrumpton is a large conservation area to the north of the site. Glebe Farm, a Scheduled Ancient Monument is of national importance and potentially covers a large area at the centre of the site. Archaeological features are distributed across this large strategic site. This

Site reference	SHLAA/BIF/002	Site name	Land south west of Nottingham (East of A453)

	includes linear features, mills, buildings and enclosures. There is also evidence of a Romano-British enclosed settlement and a villa complex at Glebe Farm. And also evidence of an Iron Age farmstead. Tramway existed between Barton mine and River Trent. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application. The neighbouring Roman site is of high significance being one of only a handful of confirmed Roman Temple sites in Britain, associated archaeology could be highly significant.
Nature conservation	There are Local Wildlife Sites situated along the southern edge of the site. Some hedgerows, scrub and trees within the site. Hedgerows should be protected and enhanced to enable connectivity of habitats.
Air quality/contamination	The site is not within or adjacent to an air quality management zone. Areas of potential contamination include legacy areas from gypsum mining and made ground.
Community facilities	The site lies away from any community facilities.
Highways and accesss	Access to the south of the site could potentially be achieved off West Leake Road. Access to the north of the site.
Accessibility	The site is currently not accessed by any roads, nor by public transport, walking and cycling.
Other issues	Series of high voltage electricity cables cross the site. High voltage gas pipeline runs north to south in the eastern part of the site.
Agricultural land	The site is largely grade 2 to the east and grade 3 to the west.
Deliverability	The site is being promoted for development. No house builders involved at present. Neighbouring strategic site has secured national housebuilders and is progressing well.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Site submitted as part of the 2019 Call for Strategic Sites. The site is located within the Green Belt and there are a number of constraints identified at the time of this assessment which would require further investigation. In addition there are also a number of deliverability issues that would require further investigation. Avoidance of the SAM in the middle of the site would be key. The extent of archaeology worthy of SAM status could cover a wider area than that identified. It is considered that the cumulative constraints in relation to this site mean that it is considered to be non deliverable. Site also being promoted as available for strategic distribution.

Barton in Fabis

Site reference SHLAA/BIF/003 **Site name** South of Clifton

Parish/town	Barton in Fabis	Site area (hectares)	176	Brownfield or greenfield	
Dwelling capacity	3000	Density (dwellings/hectare)	20	Greenfield	
Site source	Housing Allocation	Planning reference	21/01829/REM 21/02562/REM 23/01595/REM	Type of site	
Allocated site reference	Core Strategy Policy 24	Status	Under Construction - less than 25% of dwellings or no completions	Urban extension	
Number of dwellings remaining	2870	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The following delivery information has been provided by the site owners themselves for the period April 2025-maech 2030: Phase 1A - complete by March 2028 Phase 2 - complete by March 2029 Phase 3 - complete by March 2027 Phase 4 – 179 complete by March 2030 Phase 5 - 160 complete by March 2030 Phase 7A - all complete by Dec 2029

Site reference	SHLAA/BIF/003	Site name	South of Clifton

Phase 10 - 98 complete by March 2030
Phase 11 - 210 complete by March 2030
118 dwellings delivered on phase 3 by a single housebuilder April 2024-March 2025.. This is a significanlly higher rate of delivery compared to the average phase elsewhere in Rushcliffe.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	12 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary

The site is being progressed in partnership with Homes England, who now own a significant proportion of the site and others. S106 agreement was signed in May 2019 and the decision notice issued. Strategic infrastructure has been provided to serve the whole site including spine roads and services. Two phases of residential development granted reserved matters and underway and three further phases under consideration. No identified barriers to delivery. 118 dwellings delivered on phase 3 by a single housebuilder April 2024-March 2025.

Barton in Fabis

Site reference SHLAA/BIF/005 **Site name** Chestnut Farm

Parish/town	Barton in Fabis	Site area (hectares)	0.32	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	16	Greenfield	
Site source	Planning Application	Planning reference	19/00412/OUT 21/03205/REM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Detailed planning permission allowed at appeal for 3 dwellings in December 2023.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission allowed at appeal for 3 dwellings in December 2023.

Bingham

Site reference	SHLAA/BIN/001	Site name	Land off Chapel Lane (north of railway)

Parish/town	Bingham	Site area (hectares)	122	Brownfield or greenfield	
Dwelling capacity	2400	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	2400	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The land is not located within the green belt.
Flood Risk	Areas of the site are located within Flood Zones 2. Parts of the site are also at risk of surface water flooding.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	The site at present is under intensive farming, therefore opportunity to significantly improve the provision of green infrastructure within the area
Historic Environment	In the setting of spire of Church of St. Mary and All Saint, (Grade 1). Margidunum is a Scheduled Ancient Monument. This is located either side of the Foss Way, including land within the site's north west corner in the vicinity of the B692 roundabout. HER registers flint finds within western area, close to the Foss Way. Potential harm to archaeological features that may be significant excavations to the north for A46 improvement works encountered paleochannels and iron age features. Development should avoid where possible, obscuring views of the spire from Chapel Lane. Linear and circular features around Parson's Hill may indicate possible archaeological remains. Anglo Saxon burial site located adjacent to the site near Parsons Hill (precise location of find unknown). HER identifies Palaeolithic to Neolithic finds (flints) recovered from hill walking. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.
Nature conservation	Land largely in agricultural use. Hedgerow cover is limited and should be enhanced. A number of drains run across the site and these should be retained and enhanced to provide for wildlife corridors.
Air quality/contamination	The site is not within or in close proximity of an air quality management area. Small areas of made ground within the site which can be a source of potential contamination. Buffer area around petrol station also identified as a potential source of contamination.
Community facilities	Bingham has a full range of facilities available within the town centre.
Highways and accesss	The northern part of the site could possibly be accessed from the Chapel Lane Roundabout. Accessibility and connectivity would be

Site reference	SHLAA/BIN/001	Site name	Land off Chapel Lane (north of railway)

	more difficult to achieve the further east that you go in the site without new accesses onto the trunk road network and bridges over the railway line.
Accessibility	Parts of the site are within proximity to Bingham Railway Station, but have limited access with direct routes only being along ProWs. There is limited connectivity to the rest of the town in terms of private vehicle access. There are numerous bus stops close to the edges of the west of the site, however buses run on an hourly frequency at best to Bingham, Nottingham and Newark. The majority of the site is located away from the walking cycling and public transport network.
Other issues	Powerlines cross the site
Agricultural land	The site is mainly grade 2 and grade 3 agricultural land.
Deliverability	One landowner. No house builders involved at present. Neighbouring strategic site has secured a national housebuilder and is progressing well in its early phases.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site submission suggests 3500 dwellings however, estimated capacity is 2400 dwellings. A large strategic site which is adjacent to the strategic allocation (North of Bingham) that is currently under construction. There are identified constraints that would require further consideration in particular in relation to accessibility, connectivity and flood risk. Estimated dwelling capacity is a maximum estimate for the site as a whole, although three options have been put forward as site submissions. The site is in single ownership.

Bingham

Site reference	SHLAA/BIN/002	Site name	2A Church Street

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/00376/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Bingham

Site reference	SHLAA/BIN/003	Site name	Margaret Place Garage Block

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Internally idenitified	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Not in the Green Belt
Flood Risk	The site is not at risk of flooding
Landscape assessment	
Green Infrastructure	
Historic Environment	No heritage assets
Nature conservation	No nature conservation value
Air quality/contamination	
Community facilities	Within Bingham that has a number of community facilities
Highways and accesss	
Accessibility	Within walking distance of frequent bus service along Nottingham Road.
Other issues	
Agricultural land	
Deliverability	Not being promoted for development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Although a brownfield site within a built-up area, the small nature of the site, the proximity of neighbouring residential properties and the presence of a sub-station (which will require on-going access) means that the site is unsuitable for development.

Bingham

Site reference SHLAA/BIN/004 **Site name** Oak Avenue Garage Block 1

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Not in the Green Belt
Flood Risk	The site is not at risk of flooding
Landscape assessment	
Green Infrastructure	
Historic Environment	No heritage assets
Nature conservation	No nature conservation value
Air quality/contamination	The site is not within or within close proximity to an air quality management area.
Community facilities	Within Bingham that has a number of community facilities
Highways and accesss	
Accessibility	Within walking distance of frequent bus service along Willow Road.
Other issues	Three configurations of the area have been submitted therefore the assessment looks at the area in general terms.
Agricultural land	The area consists of grade 2 and grade 3 agricultural land.
Deliverability	Not being promoted for development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Although a brownfield site within a built-up area the site is unsuitable for development as the garages are clearly well used and maintained. There would also be the issue of the proximity of neighbouring residential properties.

Bingham

Site reference	SHLAA/BIN/005	Site name	Oak Avenue Garage Block 2

Parish/town	Bingham	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Not in the Green Belt
Flood Risk	The site is not at risk of flooding
Landscape assessment	
Green Infrastructure	
Historic Environment	No heritage assets
Nature conservation	No nature conservation value
Air quality/contamination	
Community facilities	Within Bingham that has a number of community facilities
Highways and accesss	
Accessibility	Within walking distance of frequent bus service along Willow Road.
Other issues	
Agricultural land	
Deliverability	Not being promoted for development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Although a brownfield site within a built-up area the site is unsuitable for development as the garages are clearly well used and maintained. There would also be the issue of the proximity of neighbouring residential properties.

Bingham

Site reference	SHLAA/BIN/007	Site name	Daisy Chain 19 Long Acre

Parish/town	Bingham	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	21/00929/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired. Not deliverable in the short term

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development expired. Not deliverable in the short term

Bingham

Site reference	SHLAA/BIN/008	Site name	Buggins Cottage, Chapel Lane

Parish/town	Bingham	Site area (hectares)	0.19	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	11	Mixed	
Site source	Planning Application	Planning reference	21/00669/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Bingham

Site reference	SHLAA/BIN/009	Site name	33 Tithby Road

Parish/town	Bingham	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	22/00722/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development

Bingham

Site reference	SHLAA/BIN/010	Site name	Banks House

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0.43	Brownfield	
Site source	Planning Application	Planning reference	08/01012/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission expired and is over 10 years old. No new application received.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Permission expired and is over 10 years old. No new application received.

Bingham

Site reference	SHLAA/BIN/011	Site name	First Floor over no's 15-17, Union Street

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/00777/PAM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development

Bingham

Site reference	SHLAA/BIN/012	Site name	1 Rockingham Grove

Parish/town	Bingham	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Greenfield	
Site source	Planning Application	Planning reference	22/01754/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning Permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Planning Permission for minor residential development				

Bingham

Site reference	SHLAA/BIN/013	Site name	19 Fosters Lane

Parish/town	Bingham	Site area (hectares)	0.23	Brownfield or greenfield	
Dwelling capacity	7	Density (dwellings/hectare)	30	Greenfield	
Site source	Planning Application	Planning reference	10/00533/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	7 units granted planning permission in 2010. One unit completed. Construction of remaining 6 units has still not commenced. Delivery is therefore unknown.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	7 units granted planning permission in 2010. One unit completed. Construction of remaining 6 units has still not commenced. Whilst permission has been implemented, the delivery of the remaining 6 units is not considered at this point to be achievable given the length of

time between the planning permission being granted and the present day.

Bingham

Site reference	SHLAA/BIN/015	Site name	Land north of Bingham (planning application)

Parish/town	Bingham	Site area (hectares)	61	Brownfield or greenfield	
Dwelling capacity	1050	Density (dwellings/hectare)	16	Greenfield	
Site source	Planning Application	Planning reference	10/01962/OUT and numerous REMS/VARs	Type of site	
Allocated site reference	Policy 21	Status	Under Construction - over 50% of dwellings completed	Adjoining key settlement	
Number of dwellings remaining	356	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	A number of phases underway.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	5 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary All phases have full planning permission. 3 developers building at present (Barratts, Taylor Wimpey and David Wilson). The site is available now, suitable now and achievable now. Delivery rates should be 100dpa+ until completion.

Bingham

Site reference	SHLAA/BIN/018	Site name	1 Long Acre East

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/01121/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Bingham

Site reference	SHLAA/BIN/028	Site name	Bingham Public House, Long Acre

Parish/town	Bingham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	16/01464/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired Aug 2019 with no further applications received since the expiration. The site has also been utilised for an alternative use.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission expired Aug 2019 with no further applications received since the expiration. The site has also been utilised for an alternative use. Not available

Bingham

Site reference	SHLAA/BIN/029	Site name	15-17 Derry Lane

Parish/town	Bingham	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	13	Brownfield	
Site source	Planning Application	Planning reference	17/01619/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted 2017, expiration Sep 2020. During the consideration of a separate application for a house extension it has been advised by the applicant that 17/01619/FUL would not be implemented. Therefore not considered deliverable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Full planning permission granted 2017, expiration Sep 2020. During the consideration of a separate application for a house extension it has been advised by the applicant that 17/01619/FUL would not be implemented. Therefore not considered deliverable.

Bingham

Site reference	SHLAA/BIN/030	Site name	Land North of 11 Tithby Road / West of 2 The Banks

Parish/town	Bingham	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Greenfield	
Site source	Planning Application	Planning reference	17/02825/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired Jan 2021. Site is suitable, but not available or achievable within years 1 to 10.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired Jan 2021. Site is suitable, but not available or achievable within years 1 to 10.

Bingham

Site reference	SHLAA/BIN/031	Site name	5 Market Street

Parish/town	Bingham	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	17/02320/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired.

Bingham

Site reference	SHLAA/BIN/035	Site name	Bankside Fisher Lane

Parish/town	Bingham	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Brownfield	
Site source	Planning Application	Planning reference	19/00262/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired

Bingham

Site reference	SHLAA/BIN/036	Site name	North of Grantham Road East of Bingham

Parish/town	Bingham	Site area (hectares)	5.2	Brownfield or greenfield	
Dwelling capacity	104	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	104	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt
Flood Risk	Areas of the site are located within Flood Zones 2 and 3, and parts of the site are also at risk of flooding from surface water.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	The site at present is under intensive farming, therefore opportunity to improve the provision of green infrastructure within the area.
Historic Environment	No designated heritage assets. HER indicates Palaeolithic to Neolithic flint finds recovered from field walking by BHTA as part of the History of Settlement of Bingham Parish Project, 2004-2009.
Nature conservation	No designated nature conservation interests. The sites are surrounded by hedgerows and there is grassland, which are priority habitats.
Air quality/contamination	The site is not within or in proximity to an air quality management area.
Community facilities	Bingham has a full range of facilities available within the town centre.
Highways and accesss	Access for the eastern part of the site would have to come from the A52 or through adjacent SHLAA submissions. Access to the western part of the site could only be ach
Accessibility	The site is on the outskirts to the east of the centre of Bingham Town Centre. The nearest bus stops are located just over 5 minutes walk away on Grantham Road. These bus stops facilitate 2 bus routes, including routes to Grantham and Nottingham. The nearest train station to the site, Bingham Station, is over 20 minutes walk away from the site.
Other issues	A set of power lines cross the edge of the eastern field
Agricultural land	The provisional agricultural land classification is grade 3.
Deliverability	The site is in single ownership and consists of two fields that are not adjacent to each other.

Site reference	SHLAA/BIN/036	Site name	North of Grantham Road East of Bingham

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site lies outside of the town of Bingham, which is a key settlement. There are no identified constraints in relation to green belt. The site is some distance from facilities, and certain services are currently identified as being at capacity. Access to the site would involve third party land and creating a new access on to the A52 Trunk Road, which Highways England do not normally allow.

Bradmore

Site reference	SHLAA/BRA/003	Site name	Land east of Farmer Street

Parish/town	Bradmore	Site area (hectares)	0.42	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01700/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Bunny

Site reference SHLAA/BUN/001 **Site name** Bunny Brickworks

Parish/town	Bunny	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	110	Density (dwellings/hectare)	30	Brownfield	
Site source	Planning Application	Planning reference	21/02109/OUT	Type of site	
Allocated site reference	Policy 23	Status	Extant outline planning permission	Freestanding	
Number of dwellings remaining	110	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	The site is inset from the green belt.
Flood Risk	Site not within an area identified at risk of flooding from watercourses. East of the site is identified as a source of potential surface water flooding.
Landscape assessment	Landscape appraisal score 52/100. The site is situated on the southern edge of the village of Bunny, adjacent to a landfill site and Bunny Trading Estate, as well as a line of housing. The site includes an area of TPO and slopes gently up towards the south. Within the study area, there is a low landscape value due to the degraded and industrial character of the site's immediate surroundings. The landscape susceptibility is medium as the site would form a block of development and have a perceived increase in density on the sparsely populated village edge. Overall the landscape sensitivity is low. There is very limited visual value associated with the site, as well as a low visual susceptibility arising from the dense vegetation on the site boundaries, which currently screens it from view. The visual sensitivity is overall low.
Green Infrastructure	Hedgerows could be maintained and enhanced in order to provided enhanced green infrastructure, together with the retention of some of the more established trees and scrub within the site.
Historic Environment	No identified heritage assets either within the site or within the setting of the site.
Nature conservation	No identified designations. Part of the site formally a Local Wildlife Site but designation longer applies. Some trees hedgerows and scrub exist within the site which could contain LBAP habitats.
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Existing access onto the A60. A60 is 50MPH at this point.
Accessibility	Bus stop 200 metres from the entrance of the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60. Footpaths along both sides of Gotham Lane serving the north of the site.

Site reference	SHLAA/BUN/001	Site name	Bunny Brickworks

Other issues	
Agricultural land	The site is identified as Grade 3 agricultural land. However it is not in agricultural use and has areas of hardstanding.
Deliverability	The site is allocated for mixed use development. Outline planning application allowed at appeal. Site currently on the market (FHP)

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary

The site is allocated for mixed use development. Outline planning application allowed at appeal. Site currently on the market (FHP)
https://www.fhp.co.uk/properties/former-bunny-brickworks

Bunny

Site reference	SHLAA/BUN/002	Site name	Land west of Grange Farm, Moor Lane, Bunny

Parish/town	Bunny	Site area (hectares)	0.36	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	21/00302/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Within other village	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction

Bunny

Site reference	SHLAA/BUN/004	Site name	Land north of Bunny CofE Primary School

Parish/town	Bunny	Site area (hectares)	3.5	Brownfield or greenfield	
Dwelling capacity	60	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within other village	
Number of dwellings remaining	60	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site lies within the Green Belt.
Flood Risk	Site not within an area identified at risk of flooding from watercourses. Small areas at slight risk of surface water flooding.
Landscape assessment	SN04: Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Trees and hedgerows should be retained and corridors enhanced.
Historic Environment	In the setting of Grade II listed Garden walls and outbuildings of Walled Garden formerly at Bunny Hall. The Grade I listed Bunny Hall is located to the south east and the Grade I listed Church of St Mary and adjoining wall is located to the south.
Nature conservation	
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Unknown if safe access could be achieved onto Loughborough road. This is an A road.
Accessibility	Bus stops located approximately 100 metres from the entrance of the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60.
Other issues	
Agricultural land	Grade 2 agricultural land.
Deliverability	Site being promoted. No known developer.

Site reference	SHLAA/BUN/004	Site name	Land north of Bunny CofE Primary School

Suitability	Could be suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The site lies adjacent to Bunny which is an other village. The site lies within the green belt and is in the setting of a listed building. There are no apparent physical constraints to development however.

Bunny

Site reference SHLAA/BUN/005 **Site name** Bunny Trading Estate

Parish/town	Bunny	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	40	Density (dwellings/hectare)	17	Brownfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	40	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is within the Green Belt
Flood Risk	Site not within an area identified at risk of flooding from watercourses. Small areas at slight risk of surface water flooding
Landscape assessment	
Green Infrastructure	Hedgerows could be maintained and enhanced in order to provided enhanced green infrastructure.
Historic Environment	No identified heritage assets either within the site or within the setting of the site.
Nature conservation	
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Access could be provided onto Gotham Lane however visibility to the east may not be satisfactory given the bend in the road. Road is also 60 MPH at this location.
Accessibility	Bus stop 300 metres from the entrance of the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60.
Other issues	N/A
Agricultural land	The site not is not in agricultural use
Deliverability	Site being promoted. No known developer. Clearance of the site would be required and further investigation into whether a safe access could be provided into and out of the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/BUN/005	Site name	Bunny Trading Estate

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary	Whilst the site consists of previously developed land, it is located within the Green belt. Redevelopment may be possible so long as the development meets green belt tests, and also the loss of employment policies within the local plan (CS policy 4 and LAPP policy 15). Development capacity should be treated with caution given the green belt location.

Bunny

Site reference SHLAA/BUN/009 **Site name** Land to the east of Loughborough Road

Parish/town	Bunny	Site area (hectares)	1.1	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	8	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt
Flood Risk	The majority of the site is at medium risk of surface water flooding. There is also a small part of the site in flood zone 2 as part of Fairham Brook crosses the site.
Landscape assessment	No detailed assessment undertaken. The overall landscape strategy is Conserve and Enhance. High quality setting within the former grounds of Bunny Hall within the valley of Fairham Brook. The site lies within the Cotgrave and Tollerton Village Farmlands DPZ. The strength of character of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes.
Green Infrastructure	A TPO runs along sites eastern and Northern boundary. There are strong hedgerows around the site, together with occasional mature trees along the hedgerow and within the site.
Historic Environment	In the setting of Bunny Hall (Grade 1). Within the conservation area.
Nature conservation	A TPO runs along sites eastern and Northern boundary. There are strong hedgerows around the site, together with occasional mature trees along the hedgerow and within the site. Tree canopy covers approximately half the site.
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Unknown whether satisfactory access can be achieved.
Accessibility	Bus stops are located adjacent to the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60.
Other issues	
Agricultural land	Not in agricultural use
Deliverability	Owner supporting the building of properties on the site

Site reference	SHLAA/BUN/009	Site name	Land to the east of Loughborough Road

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

Development of this site would constitute inappropriate development in the Green Belt as it does not constitute limited infilling. The site is located beyond the built-up area of the settlement within the Nottingham and Derby Green Belt, in a location where the Core Strategy identifies that growth will be to satisfy local need and this need will be primarily be met through infill and rural exception development. Other key constraints on the site which would limit the developable area are the extent of tree coverage and the situation of part of the site in Flood Zone 2 due to Fairham Brook crossing the site. The proximity of the Grade 1 Listed Building (Bunny Hall) and location of the site within the conservation area are also key constraints.

Bunny

Site reference SHLAA/BUN/010 **Site name** Land to the East of Loughborough Road (2)

Parish/town	Bunny	Site area (hectares)	1.8	Brownfield or greenfield	
Dwelling capacity	40	Density (dwellings/hectare)	22	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	40	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt
Flood Risk	Although in Flood Zone 1, the southern part of the site is identified as being at a high risk of surface water flooding.
Landscape assessment	SN04: Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Trees and hedgerows should be retained and corridors enhanced.
Historic Environment	Southern part of the site within the setting of the Walled Garden, which is listed. Conservation area adjacent to the site.
Nature conservation	Large trees in several locations across the site. Hedgerows run around the site in addition to through the site itself. Large wooded area adjacent to the site to the east.
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Unknown if safe access could be achieved onto Loughborough road. This is an A road.
Accessibility	Bus stops are located adjacent to the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60.
Other issues	
Agricultural land	Grade 2 agricultural land
Deliverability	Site being promoted as recently as 2013. Unknown if there is a developer with an option on the site.

Site reference	SHLAA/BUN/010	Site name	Land to the East of Loughborough Road (2)

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site lies within the Green Belt, on Grade 2 (very good) quality agricultural land. Although there is no risk of flooding from any watercourse, there is a high risk of surface water flooding on part of the site to the south. Directly adjacent to the south lies the walled gardens formerly of Bunny Hall which are Grade II listed and the surrounding parkland which is on the HER. Bunny Conservation Area lies directly adjacent to the site. Development of this site would constitute inappropriate development in the Green Belt as it does not constitute limited infilling. It is in a location where the Core Strategy identifies that growth will be to satisfy local need and this need will be primarily be met through infill and rural exception development.

Bunny

Site reference SHLAA/BUN/011 **Site name** Brook View Stables, Loughborough Road

Parish/town	Bunny	Site area (hectares)	3.5	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	70	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt
Flood Risk	The majority of the site is in high to medium risk of surface water flooding. Almost entirety of the site is in Flood zones 2 and 3.
Landscape assessment	SN04: Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Hedgerows could be maintained and enhanced in order to provided enhanced green infrastructure
Historic Environment	The site is adjacent to the conservation area.
Nature conservation	Local Wildlife Site (Fairham Brook) is adjacent to the most northerly part of the site.
Air quality/contamination	Not located within or near an AQMA.
Community facilities	Facilities within the village (centre of which is around 1km away from the centre of the site) include petrol station/small shop, primary school and a pub.
Highways and accesss	Adjacent to A60. Unknown whether safe access and egress could be achieved
Accessibility	Bus stops are located adjacent to the site. Half hourly frequency during the day between Loughborough and Nottingham. Site connected to village by narrow footpath alongside the east of the A60.
Other issues	
Agricultural land	Grade 3 agricultural land
Deliverability	Promoted by landowner. No known developer on board

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/BUN/011	Site name	Brook View Stables, Loughborough Road

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary

The site is located to the south of Bunny within the Green Belt. Current uses are mainly stables and open grass paddocks for horses, as well as free range hens. Land adjacent the site on the opposite side of the A60 is residential ribbon development. Although not within it, Bunny Conservation Area lies adjacent to the North of the site, so considerations for any impacts on its setting would need to be made. The site itself is relatively flat. The site is in walking distance to Bunny village centre, and half-hourly bus service with connections to Nottingham and Loughborough can be accessed directly adjacent to the site.

Bunny

Site reference SHLAA/BUN/012 **Site name** 27 Loughborough Road

Parish/town	Bunny	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01442/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings		Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Demolition of existing detached house and garage, formation of shared access and erection of two self-build dwellings. Net Gain 1.

Car Colston

Site reference SHLAA/CAR/002 **Site name** Toll Bar Farm, Fosse Way

Parish/town	Car Colston	Site area (hectares)	1.2	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	17/01491/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Freestanding	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	Application comprises conversion of agricultural buildings to both residential and commercial use, and new commercial building.
Agricultural land	
Deliverability	Full planning permission granted for minor residential development. Note on file that development has commenced if certain works done - 1 u/c 4. Site stalled so cautious approach.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Full planning permission granted for minor residential development. Note on file that development has commenced if certain works done - 1 u/c 4. Site stalled so cautious approach.

Car Colston

Site reference	SHLAA/CAR/003	Site name	Old Hall Farm, Screveton Road

Parish/town	Car Colston	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01715/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Car Colston

Site reference	SHLAA/CAR/005	Site name	Land Southwest of Car Colston

Parish/town	Car Colston	Site area (hectares)	167	Brownfield or greenfield	
Dwelling capacity	1700	Density (dwellings/hectare)	10	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	1700	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt.
Flood Risk	A significant area along the south and east of the site at risk of flooding from watercourses. Parts of the site are also identified as being at varying risk from surface water flooding.
Landscape assessment	Greater Nottingham Growth Options Report (October 22) highlights that the site would be of medium potential for strategic development. It feels very rural in the east particularly, which would struggle to accommodate development. The west of the site feels more suitable for development due to scattered built form on the western boundary and proximity to the busy A46 - building this out would feel like creating a new settlement. The vegetated boundary to south separates the site from Bingham, and the strong vegetation line in north-east buffers from Car Colston.
Green Infrastructure	The site contains a number of small woodlands, trees, hedgerows and watercourses. Potential opportunities to enhance these features and provide links between the woodlands.
Historic Environment	Car Colston Conservation Area is located approximately 300m north east. The Roman settlement of Margidunum is a Scheduled Ancient Monument. This is located either side of the Foss Way, including land within the site's south west corner in the vicinity of the B692 roundabout. Linear archaeological features and enclosures are identified in the HER. Potential harm to archaeological features which may be significant. Potential harm to the setting of Car Colston Conservation Area and views from within it. Roman occupation is known to extend beyond the scheduled site in other directions and could be here too. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application. Development within the vicinity of the Roman settlement should be avoided.
Nature conservation	High Westings Farm marsh Local Wildlife Site within the submitted area. Numerous small areas of woodland, trees, hedgerows and watercourses.
Air quality/contamination	The site is not within or within proximity of an air quality management area. No areas identified as potentially contaminated land.
Community facilities	The proposal is for a free standing settlement. Nearest facilities at Bingham or East Bridgford.

Site reference	SHLAA/CAR/005	Site name	Land Southwest of Car Colston

Highways and accesss	The only existing road that is within or adjacent to the site is the Fosse Way.
Accessibility	The site is not presently served by public transport, walking or cycling, other than hourly bus service during the day along the route of the Fosse Way between Bingham and Nottingham.
Other issues	The site is crossed by a number of public rights of way. The site is being promoted for mixed use. Estimate approx. 90ha for residential use.
Agricultural land	The site largely consists of grade II agricultural land.
Deliverability	Appears to be one landowner from the representation made in response to a local plan consultation. No known housebuilder involvement.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is located away from any settlement. As such any proposal within this area would have to be developed as a freestanding development. There are a number of considerations in relation to the suitability of the site, relating to ecological value of parts of the site, proximity to a scheduled ancient monument and agricultural land quality.

Car Colston

Site reference	SHLAA/CAR/006	Site name	Beech Close Farm, The Green

Parish/town	Car Colston	Site area (hectares)	0.20	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/00524/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Proposal for the conversion of existing barn into a dwellinghouse.

Colston Bassett

Site reference	SHLAA/CB/001	Site name	White Beams, Church Gate

Parish/town	Colston Bassett	Site area (hectares)		Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)			
Site source	Planning Application	Planning reference	10/01070/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired		
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired Some time ago, no new applications received.

Cropwell Bishop

Site reference SHLAA/CBI/001 **Site name** Land to the south of Nottingham Rd and east of Kinoulton Rd (1)

Parish/town	Cropwell Bishop	Site area (hectares)	3.5	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	80	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Apart from nos. 67 ad 69 Nottingham Road, the site (CBI/G in the Green Belt Review) is very much open countryside with a clear delineation between it and Nottingham Road. There is also a lack of defensible boundary to the south of the site. Scoring 13, it is considered that the site is low-medium importance when assessed against the purposes of including land within it.
Flood Risk	The site is not identified as at risk of flooding from watercourses. The northern part of the site is identified as at risk of flooding from surface water.
Landscape assessment	The landscape assessment scored CBI1a: 54/100. The site comprises one pastoral field and lies south of the main thoroughfare through Cropwell Bishop, Nottingham Road. There is a good network of PRoW's within the study area and a recreational walkway along Grantham Canal. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive village setting. There is a low susceptibility to change due to the perception of infill and a continuation of the existing. The sensitivity of the landscape character is low overall. Visually, there are no distinct indicators of value within the study area. There is a medium number of potential receptors due to the site forming part of the village core, situated along a busy road. The overall visual susceptibility is medium as the site as the site is part of the village setting. Overall, there is a relatively low visual sensitivity.
Green Infrastructure	The site does not contain any existing GI or publicly accessible open spaces. Limited opportunities to provide significant GI. Site is in close proximity to the Memorial Playing Fields.
Historic Environment	There are no designated heritage assets within or adjacent to the site. It is however a former Gypsum quarry site and unquarried area include medieval building platforms, hollows and trackway. Local interest buildings to north on corner of Kinoulton Road and Nottingham Road. 67 and 69 Nottingham Road are identified as local interest buildings .
Nature conservation	There are no identified nature conservation interests within the site. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not within an air quality management area.
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.

Site reference	SHLAA/CBI/001	Site name	Land to the south of Nottingham Rd and east of Kinoulton Rd (1)

Highways and accesss	Should be acceptable, would prefer to see access taken off of Nottingham Road as Kinoulton Road Junction has substandard visibility.
Accessibility	The village is served by the 11 between Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is around 500-600 metres from the village's convenience shop and the primary school but closer to those retail and community buildings on Nottingham Road.
Other issues	There is a mine entry identified in the south eastern corner of the site. Possible past gypsum activities or trial bore for coal.
Agricultural land	The site is identified as Grade 3 agricultural land. The land is left as pasture.
Deliverability	Representation received during consultation on LAPP Further Issues and Options, indicating willingness to develop the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

LP2 allocated one site for housing development at Cropwell Bishop (CBI/005). It was not considered appropriate or necessary to identify any further sites adjacent to the village. Any further significant development adjacent to the village would be contrary to adopted local plan policies which states development should be limited to infill or exception sites for local needs. This site is not constrained by access, heritage, biodiversity or flooding issues that cannot be mitigated and it is located close to public transport services on Nottingham Road. Although within the Green Belt the land is deemed to be of low-medium Green Belt importance. The land is considered to have greater landscape and visual sensitivity than some other sites on the edge of Cropwell Bishop.

Cropwell Bishop

Site reference SHLAA/CBI/002 **Site name** Land north of Memorial Hall (1)

Parish/town	Cropwell Bishop	Site area (hectares)	4.2	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	90	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Site CBI/A in the Green Belt Review. The site rises lightly away from Nottingham Road. Whilst the site is in agricultural use, it is well contained from the wider countryside by the Grantham Canal to the west, the Memorial Hall and Grounds to the south and hedgerow to the north. Whilst development of the site would encroach into the countryside, sprawl would be limited to the west by the course of the Grantham Canal, and would not significantly reduce the distance between Cropwell Bishop and Cotgrave to the west. With a score of 12, it is concluded that the site is of low-medium importance when assessed against the five purposes for including land within it.
Flood Risk	The site is not at risk of flooding from watercourses. Parts of the site are at risk of flooding from surface water.
Landscape assessment	Landscape appraisal score 58/100. The site comprises two arable fields and lies north of Cropwell Bishop Memorial Hall off Nottingham Road. There is a good network of PRoW's within the study area with Cropwell Bishop BW10 and FP12 running along the sites eastern and western boundaries. there is also a recreational walkway along Grantham Canal adjacent to the site. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive village setting. There is a low susceptibility to change due to the perception of a slight increase in urbanisation. The sensitivity of the landscape character is low overall. Visually, there are some indicators of value relating to Grantham Canal. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site as the site is part of the village setting. Overall, there is a medium visual sensitivity.
Green Infrastructure	There is existing Green Infrastructure adjacent to the canal in the form of the Grantham Canal corridor. In addition there is a public footpath that runs along the sites western boundary and a public bridleway along its eastern boundary. Hedgerow corridors should be retained and enhanced, along with the public right of way corridors.
Historic Environment	There are no designated historic assets within or adjacent to the site. The Grantham canal is a historic non-designated heritage asset and runs along the western boundary of the site. Archaeology consists of clay pits which cut through medieval banks and ridge and furrow remains.
Nature conservation	There are no identified nature conservation interests within the site. The field is in agricultural use. The western boundary is a

Site reference	SHLAA/CBI/002	Site name	Land north of Memorial Hall (1)

	substantial corridor of the former Grantham Canal. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not located within and Air Quality Management Area.
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	Mercia Avenue is 5.7m wide and Hoe View Road is 6.8m wide. Based on these widths the highway design guide states they can serve up to 150 and 400 dwellings respectively. As there is no record of any accidents at either of the two junctions, and they appear to meet the requisite visibility standards, there are no specific Highway related issue that would prohibit up to 120 dwellings on this site being put forward for consideration. The east and the west of the site would have to remain undeveloped in order to provide a 10 metre easement to a watercourse, in part to retain two public rights of way.
Accessibility	The village is served by bus service 11 which connects Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is around 500-600 metres from the village's convenience shop and the primary school but closer to those retail and community buildings Nottingham Road.
Other issues	The east and the west of the site would have to remain undeveloped in order to provide a 10 metre easement to a watercourse, to retain two public rights of way within the site and to protect the setting of the Grantham Canal, a non-designated heritage asset.
Agricultural land	The site is identified as Grade 3 agricultural land.
Deliverability	The site is being promoted on behalf of the landowner by a house builder.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	LP2 allocated one site for housing development at Cropwell Bishop (CBI/005). It was not considered appropriate or necessary to identify any further sites adjacent to the village. Any further significant development adjacent to the village would be contrary to adopted local plan policies which states development should be limited to infill or exception sites for local needs. The site is not significantly constrained by heritage, biodiversity, landscape or flooding issues that cannot be mitigated and it is located close to public transport services on Nottingham Road. Although within the Green Belt the land is deemed to be of low-medium Green Belt importance. Access is achievable for up to 120 dwellings off Mercia Avenue although this would have to be through an existing residential cul-de-sac.

Cropwell Bishop

Site reference SHLAA/CBI/003 **Site name** Land north of Memorial Hall (2)

Parish/town	Cropwell Bishop	Site area (hectares)	5.7	Brownfield or greenfield	
Dwelling capacity	110	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	70	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Site CBI/B in the Green Belt Review is contained on its western boundary by the Grantham Canal, however it differs from site CBI/A in terms of its Green Belt importance as part of the site is more prominent than CBI/A on its approach to Hoe Hill and its width is greater in distance. It is considered therefore that development of the site would lead to a greater degree of sprawl. Scoring 14, it is concluded that the site is towards the upper end of low-medium green belt importance when assessed against the purposes of including land within it.
Flood Risk	The site is not at risk of flooding from watercourses. Parts of the site are at risk of flooding from surface water flooding.
Landscape assessment	Landscape appraisal assesses CBI2 and CBI3 together as CBI3 would not be developed in isolation. Land scored 66/100. The site comprises four fields of arable and rough/ equestrian character. The site lies north of Cropwell Bishop Memorial Hall. There is a good network of PRoW's within the study area with Cropwell Bishop BW10 and FP12 running along the sites eastern and western boundaries. there is also a recreational walkway along Grantham Canal adjacent to the site. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural character. There is a medium susceptibility to change due to the rural character of the site and the visibility. The sensitivity of the landscape character is medium overall. Visually, there are some indicators of value relating to Grantham Canal. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site as the site is part of the village edge. Overall, there is a medium visual sensitivity.
Green Infrastructure	Existing hedgerows and grassland that has the quality to be identified as a Local Wildlife Site, a non-statutory designation. The Grantham Canal corridor also runs along the western boundary. Where possible, the grassland should be retained and its biodiversity value enhanced, together with the retention of hedgerows and corridors along the public rights of way.
Historic Environment	There are no designated historic assets within or adjacent to the site. The Grantham canal is a historic non-designated heritage asset and runs along the western boundary of the site. It is recorded as a monument record in the County Council's Historic Environment Record. Archaeology consists of clay pits which cut through medieval banks and ridge and furrow remains.
Nature conservation	One of the fields in the northern half of the site is identified as a Local Wildlife Site (Hoe hill Pasture) on the basis that it is a rich, dry calcareous grassland community. The Grantham Canal adjacent to the site is also identified as a Local Wildlife Site on the basis that it is a long stretch of disused canal providing a good variety of aquatic, marsh, and dry grassland communities. The remaining three fields

Site reference	SHLAA/CBI/003	Site name	Land north of Memorial Hall (2)

	are in agricultural use. The western boundary is the substantial corridor of the former Grantham Canal. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not within or adjacent to an air quality management zone.
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	Access off of Nottingham Road unlikely to be acceptable without significant alterations to infrastructure. A four arm roundabout incorporating Kinoulton Road would be required which may prove difficult to engineer to the appropriate standard. Would most likely require 3rd party land. The access would be better located to the West of the Village Hall but again this would require 3rd party land. If only 150 dwellings (in combination with CBI02) it may be possible to serve off of Mercia Avenue.
Accessibility	The village is served by the 11 between Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is around 500-600 metres from the village's convenience shop and the primary school but closer to those retail and community buildings Nottingham Road.
Other issues	None identified
Agricultural land	The site is identified as grade 3 agricultural land.
Deliverability	The site is being promoted by agents acting on behalf of the landowner. There is no known developer interest in the site through an option agreement.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

LP2 allocated one site for housing development at Cropwell Bishop (CBI/005). It was not considered appropriate or necessary to identify any further sites adjacent to the village. Any further significant development adjacent to the village would be contrary to adopted local plan policies which states development should be limited to infill or exception sites for local needs. The site is not constrained by flooding issues that cannot be mitigated. The site includes a local wildlife site, ridge and furrow and clay pits. All of which would be lost if the site were allocated and developed. In addition the site is deemed to be of greater landscape and visual sensitivity than the majority of sites on the edge of Cropwell Bishop. Access onto Nottingham Road would require significant road improvements. Proximity to the Grantham Canal, a historical, recreational and biodiversity asset is also a constraint. Impacts on this locally important feature should be mitigated. Absence of recent representation from landowner indicates that land may not be deliverable.

Cropwell Bishop

Site reference SHLAA/CBI/004 **Site name** Land north of Fern Road (2)

Parish/town	Cropwell Bishop	Site area (hectares)	1.5	Brownfield or greenfield	
Dwelling capacity	35	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	35	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Site CBI/F in the Green Belt Review. Land scored 11 against Green Belt purposes representing a site of low Green Belt importance. Whilst part of the area assessed is prominent, it is considered that the vast majority of the area assessed is contained by development and therefore scores low in relation to sprawl and countryside encroachment. It is considered that the land is of low Green Belt importance when assessed against the purposes for including land within it.
Flood Risk	The site is within Flood zone 1. A small area in the north western corner of site is at a low risk of surface water flooding.
Landscape assessment	Aggregate LVIA Score: 61/100. The site comprises two small fields of pastoral and rough/ equestrian character. The site lies north of Fern Road on the eastern edge of the village. There is a good network of PRoW's within the study area with Cropwell Bishop FP2 intersecting the site. There are some conservational interests within the study area which are not directly related to the site. There is an overall medium landscape value within the study area and an attractive rural edge to the village. There is a medium susceptibility to change due to the rural character of the site. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a medium number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium as the site as the site is part of the village edge. Overall, there is a low visual sensitivity.
Green Infrastructure	Existing hedgerows provide wildlife corridors/shelter belts and a footpath which crosses the site north/south. There are limited opportunities, due to the scale of the site to provide comprehensive multi-functional GI. Areas of natural greenspace which preserve hedgerows/create shelter belts, protect the RoW and create wildlife corridors and amenity space could be incorporated into the design of the scheme.
Historic Environment	There are no designated historic assets within the site. Site contains building platforms, trackways and remains of field system, central to site (along Cropwell Butler Road frontage). Two buildings of local interest are located in close proximity. 54/56 Fernhill Road is opposite the site and 6 Stockwell Lane is next to the site. Setting of St Giles Church (Grade I) may be adversely affected.
Nature conservation	There are no designated nature conservation assets within the site or in close proximity. It is however bounded by and contains hedgerows in varied condition which are a LBAP habitat. Maps indicate a pond is located on the site's northern boundary (these are also a LBAP habitat). The pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.

Site reference	SHLAA/CBI/004	Site name	Land north of Fern Road (2)

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	No concerns in principle, provided subsequent applications can demonstrate visibility can be achieved. There is problem with speeding in this area with vehicles approaching from the North. Visibility is constrained by bends in the road either side as well as a crest in the vertical alignment. May require extension of existing 30mph limit / village gateway signs. We would also wish to see the footway back into the village improved.
Accessibility	The village is served by the 11 between Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. Site is close to convenience store and primary school and some of the retail and community facilities on Fern Road/Nottingham Road.
Other issues	
Agricultural land	The land is classified as Grade 3 agricultural land.
Deliverability	The site is being promoted by agents acting on behalf of the landowner. There is no known developer interest in the site through an option agreement.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

LP2 allocated one site for housing development at Cropwell Bishop (CBI/005). It was not considered appropriate or necessary to identify any further sites adjacent to the village. Any further significant development adjacent to the village would be contrary to adopted local plan policies which states development should be limited to infill or exception sites for local needs. The site is not constrained by flooding or access issues that cannot be mitigated. Although within the Green Belt the land is deemed to be of low Green Belt importance. The site is however constrained by locally important heritage features, including ridge and furrow, and local priority habitats. The impacts on the former could not be mitigated. It is also deemed to be of greater landscape and visual sensitivity than other sites on the edge of Cropwell Bishop.

Cropwell Bishop

Site reference	SHLAA/CBI/006	Site name	4 Hardy's Close

Parish/town	Cropwell Bishop	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33		
Site source	Planning Application	Planning reference	20/03070/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission granted for minor residential development. Expired during 23-24.

Cropwell Bishop

Site reference SHLAA/CBI/009 **Site name** 8 Stockwell Lane

Parish/town	Cropwell Bishop	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	17	Greenfield	
Site source	Planning Application	Planning reference	22/01911/OUT 23/00460/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. 1 dwelling under construction. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. 1 dwelling under construction. Deliverable within 5 years.

Cropwell Bishop

Site reference SHLAA/CBI/010 **Site name** Hoe View Road Garage Block

Parish/town	Cropwell Bishop	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt
Flood Risk	The site is not identified as at risk of flooding from any source
Landscape assessment	N/A
Green Infrastructure	N/A
Historic Environment	No historic assets
Nature conservation	No nature conservation interests
Air quality/contamination	The site is not within or in the vicinity of an air quality management area
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	access to former garage court exists
Accessibility	The village is served by the 11 between Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is around 500-600 metres from the village's convenience shop and the primary school but closer to those retail and community buildings Nottingham Road.
Other issues	
Agricultural land	Not in agricultural use
Deliverability	Not being promoted for development. Constrained by layout of neighbouring properties

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Site reference	SHLAA/CBI/010	Site name	Hoe View Road Garage Block

Overall summary	The site is constrained in terms of the layout of surrounding properties, leading to possible amenity issues for existing and future occupants. Unsuitable for development

Cropwell Bishop

Site reference SHLAA/CBI/011 **Site name** Land north of Fern Road

Parish/town	Cropwell Bishop	Site area (hectares)	7.5	Brownfield or greenfield	
Dwelling capacity	150	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	150	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	The site is located within flood zone 1. The site is not a risk from surface water flooding.
Landscape assessment	VB01 Vale of Belvoir - The character strength of the area is strong. The area has a consistent rural character with few urban features. It is a flat arable landscape with large regular field patterns and pockets of woodland. The pattern varies closer to the settlements, where smaller pastoral fields create a sense of enclosure. Land alters between arable farming which is slightly more open and the more enclosed and intimate pastoral fields. However the rural landscape has distinctive church towers and spires which are visible above scattered wooded edged settlements and occasional individual large farm buildings are consistent across the DPZ. The site rises fairly steeply from N-S and the southern part of the site is prominent.
Green Infrastructure	Existing hedgerows provide wildlife corridors/shelter belts. There are limited opportunities, due to the scale of the site to provide comprehensive multi-functional GI. Areas of natural greenspace which preserve hedgerows/create shelter belts and create wildlife corridors and amenity space could be incorporated into the design of the scheme.
Historic Environment	There are no designated assets within or near to the site.
Nature conservation	There are no designated nature conservation assets within the site or in close proximity. It is however bounded by and contains hedgerows in varied condition which are a LBAP habitat.
Air quality/contamination	The site is not within or in the vicinity of an air quality management area
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	Access cannot be confirmed. Unknown if site can be accessed from the west through the new development. Access onto Fern Road would be straight onto a National Speed Limit road.
Accessibility	The village is served by the 11 between Nottingham and Cropwell Bishop. The service is between Monday and Saturday only with no service on Sundays. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is around 500-600 metres from the village's

Site reference	SHLAA/CBI/011	Site name	Land north of Fern Road

	convenience shop and the primary school but closer to those retail and community buildings Nottingham Road.
Other issues	
Agricultural land	Grade 3.
Deliverability	Site is being promoted by a landowner.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period		Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site does not appear to be constrained by most formal designations. The site lies within the Green Belt. The site slopes steeply in parts and is prominent to the south.

Cropwell Bishop

Site reference SHLAA/CBI/013 **Site name** Manor House, 42 Fern Road

Parish/town	Cropwell Bishop	Site area (hectares)	0.46	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	19/00599/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Cropwell Bishop

Site reference SHLAA/CBI/016 **Site name** Land between 6 and 10 Fern Road

Parish/town	Cropwell Bishop	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	21/02885/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Cropwell Bishop

Site reference SHLAA/CBI/018 **Site name** Land at Cropwell Bishop

Parish/town	Cropwell Bishop	Site area (hectares)	60	Brownfield or greenfield	
Dwelling capacity	1100	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	1100	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt
Flood Risk	The site is not at risk of flooding from rivers or the sea. Pockets of land at risk from varying degrees of surface water flooding
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	There is existing Green Infrastructure l in the form of the Grantham Canal corridor. There is also existing woodland on Hoe Hill. Hedgerow corridors should be retained and enhanced, along with the public right of way corridors.
Historic Environment	Grantham Canal 7 mile post is Grade II Listed and located east of Foss Bridge. Grantham Canal itself is a non-designated heritage asset. Many buildings and structures along its length are identified within the HER. This includes locks and kilns. Site includes significant length of the canal between the Foss Way and Cropwell Bishop. If developed it could significantly affect the historic rural setting of the canal, including the various buildings, structures and features, including the listed 7 mile post. Potential harm to archaeological features. Especially around Hoe Hill. Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a GI asset/corridor. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.
Nature conservation	Local Wildlife Sites within the site 2/500 Grantham Canal and 2/506 Berry Hill pond. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Woodland and canal corridor would need protecting and enhancing.
Air quality/contamination	Not within or within proximity to an air quality management area. Significant areas identified as potentially contaminated land from quarrying activities and areas of worked ground.
Community facilities	Cropwell Bishop contains a primary school, shop, public houses, hairdresser, butcher and sandwich shop.
Highways and accesss	Access would have to come of Nottingham Road, the old Fosse Way and/or Cropwell Bishop Road, all of which are country roads. A46 T

Site reference	SHLAA/CBI/018	Site name	Land at Cropwell Bishop

	runs close to the site.
Accessibility	The village is served by bus service 33 which connects Nottingham to Radcliffe on Trent/Sutton Cum Granby via Cropwell Bishop and to Bingham respectively. The service is between Monday and Saturday only with no service on Sundays. Also bus service 833 provides an hourly service to and from Bingham throughout the day, excluding Sundays. The site is some distance from the village's convenience shop and the primary school but closer to those retail and community buildings Nottingham Road.
Other issues	Submitted for mixed use development with a large area of employment land to the west of the submission. There are a number of public rights of wat that pass through the site. Intensive Livestock Unit on western edge of site submitted.
Agricultural land	Grade 3 agricultural land.
Deliverability	The area being promoted contains a significant amount of third party land. Query whether all of the site should be considered as available.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site has been promoted with a dwelling capacity of between 450-650 dwellings. Even discounting areas of the site that is woodland and the Grantham Canal, this dwelling capacity is low compared to similar sized sites across the Borough The site is located within the Green Belt. It is a large site relative to the adjacent village of Cropwell Bishop. There are a number of identified constraints to the site that would require some form of mitigation. Some areas of the wider site have not been promoted for development by the respective landowner(s) so uncertain as to whether the whole of the submission is available for development.

Cropwell Butler

Site reference SHLAA/CBU/001 **Site name** Lings Barn Farm

Parish/town	Cropwell Butler	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/00500/PAQ 24/00413/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Cropwell Butler

Site reference SHLAA/CBU/002 **Site name** Lings Barn Farm 2

Parish/town	Cropwell Butler	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/02110/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Cropwell Butler

Site reference SHLAA/CBU/003 **Site name** 4 Revell's Farm, The Fosse

Parish/town	Cropwell Butler	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/01606/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Cropwell Butler

Site reference SHLAA/CBU/004 **Site name** Granary, 1 Rookery Farm

Parish/town	Cropwell Butler	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	21/02005/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Cropwell Butler

Site reference SHLAA/CBU/005 **Site name** Wolds Pastures, Hoe Lane

Parish/town	Cropwell Butler	Site area (hectares)	0.49	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	2	Greenfield	
Site source	Planning Application	Planning reference	24/02048/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted and dwelling is under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Full planning permission granted and dwelling is under construction.

Cropwell Butler

Site reference SHLAA/CBU/006 **Site name** The Chalet Hardigate Road

Parish/town	Cropwell Butler	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Greenfield	
Site source	Planning Application	Planning reference	19/02270/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago. Not available.

Cropwell Butler

Site reference	SHLAA/CBU/007	Site name	The Firs and Land Adjacent, Main Street, Cropwell Butler

Parish/town	Cropwell Butler	Site area (hectares)	1.67	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	9	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the green belt.
Flood Risk	Flood Zone 1.
Landscape assessment	SN06 – Aslockton Village Farmlands The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Trees and hedgerows should be retained where possible and enhanced.
Historic Environment	Sithe lies within the Cropwell Butler Conservation Area. The fields to the north and south of the Firs are identified as positive open space in the conservation area. A panoramic view is located across the northern field.
Nature conservation	Site contains hedgerows trees and grassland within the northern and southern field, which are all LBAP priority habitats.
Air quality/contamination	N/A
Community facilities	Cropwell Butler contains a village hall, a pub and a church. Limited facilities.
Highways and accesss	There are two narrow accesses. One to the Firs, and one along a public footpath to the northern paddock. The width of the access is not to an adoptable standard and access could not be modified to adoptable standard due to insufficient width, and the requirement for third party land involving the demolition of neighbouring buildings identified as positive buildings in the conservation area. A similar situation is the case for the northern potential access.
Accessibility	Hourly bus service to Cropwell Bishop and Bingham and beyond
Other issues	
Agricultural land	Grade 2 and 3.

Site reference	SHLAA/CBU/007	Site name	The Firs and Land Adjacent, Main Street, Cropwell Butler

Deliverability	

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	It is uncertain that the cite could be accessed via an adoptable standard road, which would be required given the number of dwellings the site promoter is proposing. Parts of the site are also identified as positive open space in the Cropwell Butler conservation area. Not suitable .

Costock

Site reference	SHLAA/COS/001	Site name	The Market Garden, Ash Lane

Parish/town	Costock	Site area (hectares)	0.43	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	21/00265/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired, therefore not available in the short term

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired, therefore not available in the short term

Costock

Site reference SHLAA/COS/002 **Site name** Bunny Hill Riding School

Parish/town	Costock	Site area (hectares)	0.26	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	4	Greenfield	
Site source	Planning Application	Planning reference	22/00754/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Costock

Site reference	SHLAA/COS/003	Site name	The Manor House, 4 Church Lane

Parish/town	Costock	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01737/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Costock

Site reference	SHLAA/COS/006	Site name	Six Acre Nursery, Loughborough Road

Parish/town	Costock	Site area (hectares)	3.6	Brownfield or greenfield	
Dwelling capacity	54	Density (dwellings/hectare)	3	Mixed	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	54	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located in the green belt.
Flood Risk	Small area to the east of the site is at low risk from surface water flooding
Landscape assessment	The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features (LCA 2009).
Green Infrastructure	Opportunity to maintain and enhance hedgerow corridors. Retention of trees within the site.
Historic Environment	No identified heritage assets
Nature conservation	Some trees and scrubland within the site. Hedgerows intermittent around and through the site.
Air quality/contamination	Not within or in the vicinity of an air quality management area
Community facilities	Costock has limited community facilities. Pub, village hall and primary school.
Highways and accesss	A number of existing accesses onto the A60, which is 50mph in this location
Accessibility	Bus stop on Nottingham-Loughborough Road. The stop operates two bus services, the 05 and the 9. The 9 operate on an half hourly basis Monday to Saturday, with some evening services. There is limited services on Sundays. The site is just over 500 metres to the nearest primary school.
Other issues	
Agricultural land	Grade 2
Deliverability	Site being prompted but no known developer involved. Number of buildings and hardstanding that will need clearing and removing to enable development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/COS/006	Site name	Six Acre Nursery, Loughborough Road

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary	Redevelopment of northern half of the site, adjacent to the A60, may be acceptable given its closer proximity to Costock and its predominant brownfield status. The nursery is more open and rural in character.

Costock

Site reference	SHLAA/COS/008	Site name	Main Street/Leake Road

Parish/town	Costock	Site area (hectares)	3.1	Brownfield or greenfield	
Dwelling capacity	40	Density (dwellings/hectare)	13	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	40	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt
Flood Risk	A very minor area of the site is identified at risk of flooding from rivers and streams.
Landscape assessment	The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features (LCA 2009).
Green Infrastructure	Retain and enhance hedgerow corridors around and through the site.
Historic Environment	No heritage assets identified
Nature conservation	No designated features of nature conservation value. Some hedgerows around and through the site which may have nature conservation value, although they are intermittent at present
Air quality/contamination	Not within or within the vicinity of an air quality management area
Community facilities	Costock has limited community facilities. Pub, village hall and primary school
Highways and accesss	Access is currently a single track metalled farm access. Unknown whether appropriate access could be provided given the limited width indicated on the plan
Accessibility	Bus stop on Nottingham-Loughborough Road. The stop operates two bus services, the 05 and the 9. The 9 operate on an half hourly basis Monday to Saturday, with some evening services. There is limited services on Sundays. The site is located in close proximity to the nearest Primary school which is also located on the south side of Main Street.
Other issues	
Agricultural land	Grade 2 agricultural land
Deliverability	The site is being promoted for development

Site reference	SHLAA/COS/008	Site name	Main Street/Leake Road

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

This greenfield site is currently used for farming, specifically cattle grazing. One constraint is the narrow access to the site between two existing properties, which may need widening to some capacity. The site is also located beyond the physical edge of the village within the countryside where development is restricted by Policy 22 of Local Plan Part 2..Hedgerow habitats do run through the site which may be impacted by any development.

Costock

Site reference SHLAA/COS/010 **Site name** 24A Chapel Lane

Parish/town	Costock	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	10	Greenfield	
Site source	Planning Application	Planning reference	22/01466/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Costock

Site reference SHLAA/COS/011 **Site name** Barn to the Rear of Brooklyn, Leake Road

Parish/town	Costock	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	18/02735/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Costock

Site reference SHLAA/COS/012 **Site name** Land at Leake Road

Parish/town	Costock	Site area (hectares)	3.1	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	70	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt
Flood Risk	Areas of the site, particularly in the north are identified as at risk from surface water flooding. No identified risk of flooding from rivers and streams.
Landscape assessment	NW02 – East Leake Rolling Farmland. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features (LCA 2009).
Green Infrastructure	Protect hedgerows around the site and provide for enhanced grassland.
Historic Environment	There are no designated or non designated heritage assets within the site. The conservation area lies some distance to the east. Limited bus service to Keyworth, East Leake and Ruddington
Nature conservation	There are hedgerows around the site and grassland within it, which are priority habitats.
Air quality/contamination	The site is not within or in proximity to an air quality management area
Community facilities	Costock has limited community facilities. Pub, village hall and primary school
Highways and accesss	Access would have to be from either Leake Road or Bars Hill
Accessibility	Bus stop on Nottingham-Loughborough Road. The stop operates two bus services, the 05 and the 9. The 9 operate on an half hourly basis Monday to Saturday, with some evening services.. There is limited services on Sundays. The site is located in close proximity to the nearest Primary school which is also located on the south side of Main Street.
Other issues	Part of the site previously refused planning permission for development (fronting Leake Road) 13/01797/OUT. Appeal dismissed.
Agricultural land	The provisional agricultural land classification is grade 2
Deliverability	Single client. Appears to be a land speculator. Such promoters generally have a good track record of bringing sites forward within

Site reference	SHLAA/COS/012	Site name	Land at Leake Road

Rushcliffe through allocated sites and planning applications.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The site is located within the countryside adjacent to Costock. Costock has a limited amount of facilities. No major technical constraints highlighted on the site.

Costock

Site reference SHLAA/COS/013 **Site name** Croft Barn Old Main Road

Parish/town	Costock	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	19/02276/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Cotgrave

Site reference	SHLAA/COT/001	Site name	Land RO Mill Lane/The Old Park

Parish/town	Cotgrave	Site area (hectares)	12.0	Brownfield or greenfield	
Dwelling capacity	210	Density (dwellings/hectare)	15	Greenfield	
Site source	Planning Application	Planning reference	20/03248/OUT 22/02336/REM	Type of site	
Allocated site reference	LAPP policy 2.1	Status	Under Construction - less than 25% of dwellings or no completions	Adjoining key settlement	
Number of dwellings remaining	178	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	l
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Allocated in the Local Plan Part 2. Reserved matters for 210 dwellings granted in October 2023. Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	5 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Allocated in the Local Plan Part 2. Reserved matters for 210 dwellings granted in October 2023. Under construction

Cotgrave

Site reference SHLAA/COT/002 **Site name** Land at Main Road

Parish/town	Cotgrave	Site area (hectares)	2.0	Brownfield or greenfield	
Dwelling capacity	50	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	18/01116/FUL	Type of site	
Allocated site reference		Status	Previously refused planning permission	Freestanding	
Number of dwellings remaining	50	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site (COT/A in the Green Belt Review) performs well against Green Belt purposes. The removal of this site for development would represent urban sprawl in an outlying location beyond the settlement boundary. The site scored 16, placing the site within the medium-high category of Green Belt importance. 2 points higher than the score for the area as a whole, mainly due to encroachment into the countryside, this reflects the overall conclusion that the site is of medium-high Green Belt importance.
Flood Risk	Site located within zone 1 flood risk area. Parts of the site at risk from surface water flooding.
Landscape assessment	Landscape appraisal score 48/100. Site COT/002 is a small rectangular piece of equestrian grazing land just to the north of the Cotgrave village boundary. It is slightly removed from the village boundary, with a TPO on its southern edge. There is a low landscape value and susceptibility in the study area due to the high degree of human influence and the perception of the site as an extension of the urban edge, albeit slightly removed from the existing boundary. Overall there is a low landscape sensitivity. The visual value is low, although the presence of Cotgrave Country Park is a positive factor. There is a low visual susceptibility owing to the limited contribution of the site to the visual amenity. Overall there is a low visual sensitivity.
Green Infrastructure	Hedgerows could be maintained and enhanced in order to provided enhanced green infrastructure.
Historic Environment	Nothing identified in the area.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bound by established hedgerows which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Not within or adjacent to an Air Quality Management Area.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. The site is located some distance away from the local centre. A leisure Centre and gym is also available.
Highways and accesss	Extend 30 mph limit / Village Gateway to include site. Extend footway to Fields view.
Accessibility	Within walking distance of main Cotgrave bus service, which runs at least 3 times an hour during Monday-Friday daytime.

Site reference	SHLAA/COT/002	Site name	Land at Main Road

Other issues	
Agricultural land	Grade 3 agricultural land in use for grazing.
Deliverability	Site had developer involved in 2018. Subject to resolving constraints, site is considered deliverable. Site not promoted since the planning application was submitted.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is considered to be of medium-high Green Belt importance due to its outlying location and the effect of urban sprawl. The site is not however constrained by access, heritage, biodiversity or flooding issues that cannot be mitigated. Planning application refused for residential development on green belt and highways grounds.

Cotgrave

Site reference SHLAA/COT/003 **Site name** Land R/O and to the west of Main Road

Parish/town	Cotgrave	Site area (hectares)	6.3	Brownfield or greenfield	
Dwelling capacity	125	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	125	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Adjoining Cotgrave on two boundaries, removal of this site would round of the North West edge of the settlement without intruding beyond existing development along Main Road. It would not result in a reduction in the distance between Radcliffe on Trent or Nottingham's main urban area. However, the absence of encroaching development and close proximity to the historic centre of Cotgrave increase the land's overall performance against Green Belt purposes. Overall the site scores 13 and is therefore of low-medium Green Belt importance.
Flood Risk	The site is not identified as at risk of flooding from watercourses. Parts of the site are at risk of flooding from surface water. Environment Agency advises that 10 metre easements would be required adjacent to any watercourses.
Landscape assessment	LVIA aggregate score: 46/100. The site is a series of arable fields to the north-west of the historic centre of Cotgrave and is part of the setting to 'The Limes', a Grade II listed house. Cotgrave Footpath 15 crosses the site in its south-western corner and contributes to the medium recreational value in the study area. Overall there is a low landscape value. The landscape susceptibility is also low as the site acts as an extension to the settlement with no notable loss of key characteristics. This level of susceptibility occurs despite the proximity of the site to the historic village core. There is low landscape sensitivity overall. Visually, the site has a limited recreational value and does not contribute to the visual amenity for both residential and recreational receptors. It has an overall low visual sensitivity.
Green Infrastructure	None identified within or adjacent to the site. There is a small watercourse within the northern part of the site. This corridor could be maintained and enhanced as green infrastructure to the north of the site. There is also a public right of way, which could also be enhanced as a GI corridor.
Historic Environment	Nothing on site, but within the setting of listed church which is grade I and the Limes, which is grade II. There is a series of earthworks forming banked enclosures and hollows in southern half of the site. However age and function is unknown.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows and contains a small watercourse which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.

Site reference	SHLAA/COT/003	Site name	Land R/O and to the west of Main Road

Air quality/contamination	No issues identified.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Extend 30 mph limit / Village Gateway to include site. No other issues.
Accessibility	Within walking distance of main Cotgrave bus service, which runs at least 3 times an hour during Monday-Friday daytime. The site is well located to retail facilities on Bingham Road.
Other issues	
Agricultural land	Grade 3 agricultural land.
Deliverability	Site has house builder involvement. Subject to constraints being resolved, the site is considered deliverable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is not constrained by significant access, biodiversity, flood risk, or landscape issues and is closely located to the settlement's services and facilities. Proximity of the site to the historic core and setting of listed buildings (most notably the Grade 1 listed church) is a constraint which would require mitigation. This is recognised in the Heritage Assessment, Green belt review and landscape appraisal.

Cotgrave

Site reference SHLAA/COT/004 **Site name** Land off Woodgate Lane

Parish/town	Cotgrave	Site area (hectares)	4.1	Brownfield or greenfield	
Dwelling capacity	80	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	80	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Whilst the sewage treatment works would physically contain the site to the north, this facility is not prominent and development would constitute an urban intrusion into the countryside along Woodgate Lane. There are no elements of inappropriate development, when viewed from the urban edge the land is open countryside in character. Due to the scale of the site, its removal from the Green Belt would not significantly reduce distance between Cotgrave and Nottingham's main urban area. However this does not outweigh the intrusive location. The land scored 14 against Green Belt purposes, reflecting the overall conclusion that it is of low-medium Green Belt importance.
Flood Risk	The site is not identified as at risk of flooding from watercourses. Parts of the site are at risk of flooding from surface water.
Landscape assessment	Landscape appraisal score 46/100. The site is an arable field on the north-western settlement edge of Cotgrave; it is crossed by Cotgrave Footpath 15 and forms part of a strong rural edge to the settlement. There is an overall low landscape value on site due to the low level of conservation interests and the degree of human influence in the study area. The landscape susceptibility is also low, owing to development of the site resulting in no notable loss of key characteristics and an extension of the urban edge. Overall the landscape sensitivity is low. In terms of visual amenity, there is a recreational value and views to All Saints Church, but overall the value of the visual amenity is low. The site is part of the visual amenity for residential receptors and is situated on the village edge; it has a medium visual susceptibility. Overall there is a low visual sensitivity.
Green Infrastructure	Existing hedgerows around the site could be maintained or enhanced, together with the public right of way corridor through the site. 10m easement either side of watercourse should be incorporated into the design.
Historic Environment	Nothing identified. Public footpath provides corridor view towards the church in the centre of the village.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established hedgerows which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Nothing identified
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. The site is some distance away

Site reference	SHLAA/COT/004	Site name	Land off Woodgate Lane

	from the local centre. A leisure Centre and gym is also available.
Highways and accesss	Would require upgrade of Woodgate Lane to bring up to adoptable standard, currently a private road in multiple ownership. Possible legal issues.
Accessibility	Within reasonable walking distance of main Cotgrave bus service via a public right of way. The bus runs at least 3 times an hour during Monday-Friday daytime. The site is further away from retail facilities on Bingham Road than other sites, and more so in the case of precinct
Other issues	Part of the site adjacent to sewage works, which is a bad neighbour and which Severn Trent advise that there should be a buffer in order to allow for future capacity improvements.
Agricultural land	The site is predominantly grade 2 agricultural land (BMV).
Deliverability	Representation received on Publication LAPP. Site is in single ownership. No known house builder with an option. Subject to constraints being resolved, the site is considered deliverable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by biodiversity, GI, flood risk or heritage issues that cannot be avoided or mitigated. The land does however protrude into open countryside and this is recognised within the Green Belt Review. The main constraint is the proposed access off Woodgate Lane, which is currently a private road in multiple ownership. This road would require adoption, resolution of legal ownership, and bringing up to standard.

Cotgrave

Site reference **SHLAA/COT/005** **Site name** **Bakers Hollow**

Parish/town	Cotgrave	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	50	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	50	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	This area of Green Belt land is contained by development on Bakers Hollow and White Furrows. Its removal and development would not result in a prominent intrusion into the Green Belt, or a reduction in the distance between Cotgrave and Clipston. However, due to the weak defensive boundary, the complete removal of this field from the Green Belt should be considered. This would create a larger intrusion and greater settlement sprawl across more open countryside. Having scored 10, if restricted to the SHLAA site, the Green Belt land within this area is considered being of low Green Belt importance.
Flood Risk	The site is not identified as at risk of flooding from watercourses. Parts of the site are at risk of flooding from surface water.
Landscape assessment	Landscape appraisal score 49/100. The site is an intensively managed arable field located on the western edge of Cotgrave, which forms a small part of the rural setting to the village. The high degree of human influence contributes to the low landscape value, as does the limited number of conservation interests. There would be no notable loss of key characteristics and the site would appear as an extension to the existing urban edge. Within the study area, there is an inherent low landscape sensitivity in the study area, which is derived from the low landscape value and low landscape susceptibility. In terms of visual amenity there is a low visual value, although there is inherent recreational value in the study area. The visual susceptibility is also low; the site has a limited contribution to the experience of receptors. Overall the visual sensitivity is low.
Green Infrastructure	Opportunity to establish buffer between the site and the wider countryside to provide a soft edge to the settlement
Historic Environment	The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows on three sides. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Nothing identified
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.

Site reference	SHLAA/COT/005	Site name	Bakers Hollow

Highways and accesss	Access Ok. Wish to see new footway to connect site to Village.
Accessibility	The site is around 15 minutes walk from the main Cotgrave bus service, which runs at least 3 times an hour during Monday-Friday daytime. Other less frequent buses run hourly during Monday-Saturday daytime only. The site is further away from retail facilities on Bingham Road than other sites, and more so in the case of precinct. Narrow footways along Plumtree Rd/Bakers Hollow
Other issues	
Agricultural land	Land predominantly Grade 3 agricultural land, with small area of Grade 2 agricultural land at the site's south west corner.
Deliverability	Land in single ownership however no known house builder with an option on the land. Promoted still at LAPP examination. Subject to constraints being resolved, the site is considered deliverable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant biodiversity, heritage, flood risk, or access constraints that cannot be avoided or mitigated. Land is adjacent to the main built form of the village. Considered to be of low Green Belt importance.

Cotgrave

Site reference SHLAA/COT/006 **Site name** The Brickyard

Parish/town	Cotgrave	Site area (hectares)	8.2	Brownfield or greenfield	
Dwelling capacity	80	Density (dwellings/hectare)	15	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	80	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is of low importance when assessed against Green Belt purposes which seek to restrict sprawl and prevent the merging of settlements, consequently it scored 3 points less the wider strategic area. The presence of The Brickyard has reduced the ability of the Green Belt to safeguard the land from encroachment. It is also a local interest building which may be of importance to the special character of the area. The Green Belt score of 11 reflects the overall conclusion that the site is of low-medium Green Belt importance.
Flood Risk	Site not at risk of flooding from rivers. Area of the site is identified as at risk of flooding from surface water.
Landscape assessment	Landscape appraisal score 49/100. The site is situated on the south-western edge of Cotgrave and comprises pastoral land and woodland. There is an inherent low landscape value within the study area, owing to the high degree of human influence and detractors, as well as the lack of tranquillity. Landscape susceptibility is also low, although loss of the woodland as both an ecological and recreational resource and the increased prominence of the site in its surroundings will both be issues affecting the susceptibility of the landscape character to development on site. Visually, there is little value except for a minor recreational value arising from the presence of the woodland on the site and at its western boundary. The susceptibility of the visual amenity to change is also low. Overall the landscape sensitivity is low, as is the visual sensitivity.
Green Infrastructure	There are a number of potential opportunities for the enhancement of green infrastructure on the site, including the retention and enhancement of hedgerow corridors, tree clusters and grasslands around the site.
Historic Environment	The Brickyard building is identified as a property of local interest. This early 19th century brickworks includes kilns which survive on site. Development of land around the building may affect its setting. Non designated heritage assets also include a WW2 rifle range at west side of site.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. The site also contains trees and scrubland which may also be a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Nothing identified

Site reference	SHLAA/COT/006	Site name	The Brickyard

Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. The site is some distance away from the local centre. A leisure Centre and gym is also available.
Highways and accesss	Access Ok, would wish to new footway to connect site to Village.
Accessibility	The site is within a 15 minute walk to the main Cotgrave bus service. This runs every 20 minutes to Nottingham. Site is comparatively remote compared to other sites to retail facilities within the village, but is well located for the main primary school.
Other issues	
Agricultural land	The site is identified as being grade 3 agricultural land.
Deliverability	No deliverability information within the submission. Wider area not being promoted for development and ownership is unknown (only the area in the centre of the site was being promoted for development). No house builder involvement.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site contains a variety of local priority habitats, a local interest building and other heritage assets (WW2 Rifle range). Access issues and flood risk are not however concerns. The Green Belt Review concluded the land is of low-medium Green Belt importance.

Cotgrave

Site reference SHLAA/COT/007 **Site name** Land behind Firdale (Colston Gate)

Parish/town	Cotgrave	Site area (hectares)	29	Brownfield or greenfield	
Dwelling capacity	170	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	65	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Cotgrave East Strategic Area. It scored 11 within the Green Belt Review 2022. Whilst the A46 offers a strong strategic boundary, the use of this strategic highway as the inner Green Belt boundary would remove a significant area from the Green Belt within which development would be harder to constrain. The topography undulates significantly in this open area, increasing perceptions of urban sprawl. Land either side of Colston Gate is arable and not well contained by established and robust field boundaries. Within the southern area the urban edge is contained by woodland. Development beyond this tree belt would not be connected to the settlement edge. There is some distance between this area and the nearest settlement of Cropwell Bishop. This strategic area is predominantly agricultural and woodland, together with part of a country park and a green burial site. All of these uses are countryside uses. Whilst the Green Belt extends close to the centre of Cotgrave, there are no designated or non-designated heritage assets that would be affected but the areas development to the east of the town.
Flood Risk	Site not at risk of river flooding from watercourses. Site frontage to Colston Gate identified is at risk of flooding from surface water, together with the north and west of the site.
Landscape assessment	As COT7 would not be developed in isolation the landscape assessment has combined COT7 and COT6. Landscape appraisal score 53/100. The area comprises an arable field and a field of rough ground on the eastern rural edge of Cotgrave. The two fields form part of the rural setting to the village, but the human influence within the study area, as well as the lack of conservation interests contribute to the low landscape value. In terms of landscape susceptibility, development of the site would not result in the loss of key characteristics. It would appear as an extension of the urban edge, albeit a finger of development that might increase the prominence of the settlement. Overall, the landscape susceptibility and sensitivity are both low. In terms of visual amenity, there is low visual value, limited to a slight residential amenity. The visual susceptibility is medium due to the relative openness of the site to its surroundings, as well as the moderate number of potential receptors. The visual sensitivity is overall low.
Green Infrastructure	Opportunities to enhance existing hedgerows around the site. Allocation has been enlarged to include substantial GI on elevated land to the south.

Site reference	SHLAA/COT/007	Site name	Land behind Firdale (Colston Gate)

Historic Environment	The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by some hedgerows which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Not within or near an Air Quality Management Area
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket)and a limited number of comparison shops, public houses and fast food establishments. The site is located some distance away from the village centre. It is proposed that the local centre within Cotgrave is going to be refurbished and upgraded in the near future. A leisure Centre and gym is also available.
Highways and accesss	Access should be located so visibility is not obscured by bend to the east. Village Gateway to be relocated to incorporate site. New footway to connect to village required. Consideration to be given to impact on Colston Gate/Hollygate Lane junction.
Accessibility	The site is some distance away from the main bus service which runs at least 3 times an hour during Monday-Friday daytime. Other sites are closer to retail and other facilities within the village, but it is not too far to the precinct.
Other issues	Overhead power lines cross the eastern part of the site. The land rises sharply towards the southeast. Would not release the site in isolation.
Agricultural land	Grade 3 agricultural land.
Deliverability	Representation on GNSP Growth Options received from site promoter. Size of allocation has increased to accommodate GI. However no identified house builder for the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by biodiversity, heritage or landscape issues which cannot be avoided or mitigated. Development would require new footpaths and may require improvements to Colston Gate/Hollygate Lane. Due to its size, outlying location, open countryside character and prominent topography however, the site scored highly against Green Belt purposes.

Cotgrave

Site reference SHLAA/COT/008 **Site name** 4 Bingham Road

Parish/town	Cotgrave	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00897/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Extension to existing building to provide additional 1 bedroom flat, works to car park area and extend width of access to Bingham Road.

Cotgrave

Site reference SHLAA/COT/009 **Site name** Land South of Hollygate Lane (1)

Parish/town	Cotgrave	Site area (hectares)	4.4	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)	17	Greenfield	
Site source	Planning Application	Planning reference	21/01203/OUT	Type of site	
Allocated site reference	LAPP policy 2.2	Status	Under Construction - infrastructure commenced but construction activity ceased	Adjoining key settlement	
Number of dwellings remaining	90	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Allocated in the Local Plan Part 2. Site is under construction. All deliverable within 5 years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Allocated in the Local Plan Part 2. Full planning permission granted for a national housebuilder. Under construction All deliverable within 5 years

Cotgrave

Site reference SHLAA/COT/010 **Site name** Land South of Hollygate Lane (2)

Parish/town	Cotgrave	Site area (hectares)	1.4	Brownfield or greenfield	
Dwelling capacity	45	Density (dwellings/hectare)	29	Greenfield	
Site source	Housing Allocation	Planning reference	21/00231/OUT	Type of site	
Allocated site reference	LAPP Policy 2.2.	Status	Extant outline planning permission	Adjoining key settlement	
Number of dwellings remaining	45	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Outline planning permission granted, reserved matters under consideration with developer no board. Deliverable within five years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Outline planning permission granted, reserved matters under consideration with developer no board. Deliverable within five years

Cotgrave

Site reference	SHLAA/COT/011	Site name	Land South of Hollygate Lane (3a)

Parish/town	Cotgrave	Site area (hectares)	3.7	Brownfield or greenfield	
Dwelling capacity	74	Density (dwellings/hectare)	20	Greenfield	
Site source	Housing Allocation	Planning reference	22/02335/REM	Type of site	
Allocated site reference	LAPP Policy 2.2	Status	Under Construction - infrastructure commenced but construction activity ceased	Adjoining key settlement	
Number of dwellings remaining	74	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Allocated in the Local Plan Part 2. Reserved matters for 74 dwellings granted in September 2023. Site under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Allocated in the Local Plan Part 2. Reserved matters for 74 dwellings granted in September 2023. Site under construction.

Cotgrave

Site reference SHLAA/COT/012 **Site name** Land west of Cotgrave

Parish/town	Cotgrave	Site area (hectares)	14.84	Brownfield or greenfield	
Dwelling capacity	220	Density (dwellings/hectare)	19	Greenfield	
Site source	Site submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	250	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The Green Belt in this location prevents the merging of Cotgrave with Clipston and the land, though free from inappropriate development, is visually affected by the prominence of the edge of the town. Whilst identified as being of low-medium Green Belt importance, the prevention of sprawl and subsequent score of 14 indicates the site is of medium rather than low Green Belt importance.
Flood Risk	Site not identified as at risk of flooding from watercourses, however there is a corridor within the site that is identified as at risk from surface water flooding.
Landscape assessment	Landscape appraisal score 58/100 The site is comprises two arable fields on the western edge of Cotgrave; they are crossed by a PRoW and have a second PRoW on their western boundary. Overall, the landscape value of the study area is medium due in part to the amount of recreational value and the attractive rural setting that the western half of the study area forms in relation to the village itself. There is a low landscape susceptibility to change, however, as no notable key landscape characteristics are lost through development of the site. The landscape sensitivity is overall low. In terms of visual amenity, there is a low value, but the susceptibility to change is medium as the site forms part of the rural setting for both recreational and residential receptors. Overall the visual sensitivity is medium.
Green Infrastructure	The existing hedgerows could be retained and enhanced.
Historic Environment	The site does not contain or preserve the setting of any statutory or non-statutory heritage assets.
Nature conservation	There are mature hedgerows along some of the boundaries of the site as well as one through it. Hedgerows are identified as a LBAP priority habitat. There is also a wooded area to the south of the site.
Air quality/contamination	Not within or in the proximity of an Air Quality Management Area
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Access ok subject to visibility being proven. Extend 30 mph limit/Village Gateway to include site. Extend footway to back into village.

Site reference	SHLAA/COT/012	Site name	Land west of Cotgrave

Accessibility	Majority of the site is some distance away from the main Cotgrave Connection bus service. The 11 runs hourly along Plumtree Road during Monday-Saturday daytime and not at all during evenings and on Sundays. Less conveniently located for access to retail and community facilities than some other sites, although access to main primary school is reasonably short.
Other issues	Site could not be released without the release of adjacent site at Bakers Hollow. 150 dwellings suggested by site agent and carried forward into the SHLAA. Possibly could accommodate significantly more as site unconstrained by features and topography.
Agricultural land	The site is identified as grade 2 agricultural land (BMV).
Deliverability	Site being promoted for development with no obvious physical constraints, however there is no indication that a house builder is involved at this stage.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Although the site is not constrained by designated or non-designated biodiversity or heritage assets and there are no significant highways, flood risk or landscape concerns, the land's performance against Green Belt purposes is a notable constraint. 30 MPH limit would need extending.

Cotgrave

Site reference SHLAA/COT/013 **Site name** Land off Main Road and south of Gozen Lodge

Parish/town	Cotgrave	Site area (hectares)	0.6	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is in an outlying location approximately 260 metres north of the current Green Belt boundary. The site could not be removed in isolation as this would weaken the Green Belt north of the village and necessitate the removal of more Green Belt land. Its removal from the Green Belt would result in intrusive development in a prominent location. Although the removal of the land would not significantly reduce between Cotgrave and villages to the north, and it does not contribute to the setting of the historic centre of Cotgrave, given the site's isolated located in a prominent position, and its open countryside character, the site scored 15. This reflects the land's low-medium Green Belt importance.
Flood Risk	Site not at risk of flooding from rivers. Parts of the site are identified as at risk of flooding from surface water.
Landscape assessment	Total aggregate score: 50/100. The site comprises an arable field situated on a ridgeline to the north of the village of Cotgrave. It is isolated from the main village edge, but is situated adjacent to an individual residential property. Overall, there is a medium landscape sensitivity in the study area as a result of the low landscape value and medium landscape susceptibility. The study area is fairly degraded and unattractive with few conservation interests; all of which contributes to the low landscape value. However the site's location as isolated from the main settlement edge contributes to the medium landscape susceptibility; however there is a low landscape sensitivity overall. There are no elements of visual value attributed to the site within the study area, and the site does not contribute to local views - these characteristics contribute to an overall low visual sensitivity.
Green Infrastructure	Site is small and only offers limited opportunities to deliver local amenity space.
Historic Environment	Several archaeological features nearby including Medieval Cemetery, a 17th century windmill (destroyed early 20thC in storm) and a disused quarry site of unknown date. All are on the opposite side of Main Road however. Archaeological investigation advisable.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. Site is bounded by hedgerows which are a local priority habitat. These should be protected and enhanced to aid habitat connectivity.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local

Site reference	SHLAA/COT/013	Site name	Land off Main Road and south of Gozen Lodge

	supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Questionable from a sustainability and connectivity standpoint. Unlikely to meet visibility criteria at access due to close proximity of crest. Would require 215m x 2.4m visibility to be provided in both directions. Unlikely to be supported by Highway Authority.
Accessibility	Approximately 1km from the centre of Cotgrave and the nearest bus stop is 400m south of the site on Main Road. Regular bus services to Nottingham can be accessed at this stop that run every 20 minutes during the day. Relatively close to retail facilities on Bingham Road.
Other issues	
Agricultural land	Site is identified as Grade 3 agricultural land.
Deliverability	Land has recently been promoted during Further Options. Site considered deliverable within 5 years if allocated. No known developer on board.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant biodiversity, heritage or flood risk issues which cannot be avoided or mitigated. The site's outlying location and unsustainable/unconnected location is a significant constraint. Access onto Main Road is close to the crest on the road and therefore considered unsuitable.

Cotgrave

Site reference SHLAA/COT/014 **Site name** Land east of Hollygate Lane

Parish/town	Cotgrave	Site area (hectares)	4.7	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)	19	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	90	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The land is located north of the Grantham Canal and east of Hollygate Lane, both of which are robust defensible boundaries. Development in this location would constitute prominent sprawl into open countryside. Adjacent to the Grantham Canal, the sites provides a rural setting to this local historical feature. Given the sprawl that would occur, the safeguarding of open countryside and the importance of the site to the setting of the canal, the land scored 14. This reflects land of low-medium Green Belt importance.
Flood Risk	Low-lying land adjacent to the Canal is identified as Flood zone 3. 1/100 year risk of flooding. Parts of the site are identified as at risk of flooding from surface water.
Landscape assessment	Total aggregate score 53/100. COT/014 comprises arable and rough land just off Hollygate Lane in Cotgrave, immediately south-east of the new Hollygate Park housing development. There is a low landscape value within the study area due to the relatively degraded character and lack of conservation interests, amongst other factors. The site is isolated from the main settlement edge, but its proximity to the existing adjoining development means that the landscape susceptibility is low overall. The low landscape value and susceptibility contribute to a low landscape sensitivity. There are no elements of visual value, but there is a medium visual susceptibility due to the site forming part of the rural outlook for both residential and recreational receptors. Overall the visual sensitivity is low.
Green Infrastructure	The site does not contain any existing GI assets. It is however adjacent to the Canal which is a strategic green corridor. The amenity of this corridor should not be adversely affected. The landscape assessment suggests a buffer screen the development from the canal. Opportunities to enhance the corridor should be incorporated into the design.
Historic Environment	Adjacent to Grantham Canal, a non-designated Heritage asset. Development of COT14 would have a visual impact along an otherwise rural section of the canal route.
Nature conservation	The Grantham Canal runs along the south of the site. The Grantham Canal is identified as a Local Wildlife Site. It is also bounded by hedgerows which are a local priority habitat.

Site reference	SHLAA/COT/014	Site name	Land east of Hollygate Lane

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Unlikely to present an issue from a highway perspective subject to achieving requisite visibility standards. Would need new footway along frontage and suitable crossing point over Hollygate Lane to access footway /cycle way into Cotgrave.
Accessibility	The site is 800m from the centre of the village and a bus stop is located just north of the site on Hollygate Lane. The N30, N32 and T3 service's currently provides limited bus services to various designations Monday-Saturday daytime only. The 33 runs hourly to Nottingham and Radcliffe on Trent off stops on Harvest Drive. Cotgrave Connection runs every 20 minutes along Colston Gate.
Other issues	
Agricultural land	Site is identified as Grade 3 agricultural land.
Deliverability	Agent acting on behalf of Barwood Homes who control land at the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The site is not constrained by access issues which cannot be resolved. However its location adjacent to the Grantham Canal may result in adverse affects on the Canal's biodiversity, heritage and recreational interest/benefits. Low-lying land is identified as Flood zone 3 (1/100 year risk of flooding). Green Belt concludes the site to be of low-medium Green Belt importance.

Cotgrave

Site reference SHLAA/COT/015 **Site name** 98 Ring Lees

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	21/02274/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Cotgrave

Site reference SHLAA/COT/016 **Site name** Cotgrave Wood

Parish/town	Cotgrave	Site area (hectares)	15.7	Brownfield or greenfield	
Dwelling capacity	100	Density (dwellings/hectare)	6	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	The site is located in flood zone 1 and parts of site are at risk of low to medium surface water flooding.
Landscape assessment	NW04 Cotgrave Wooded Clay Wolds - The character strength of the area is moderate. The area has a rural character with arable farming and pockets of woodland as key features. There is a minor amount of fragmentation where fields have expanded in the south and north of the area and increases in urban elements and alterations to roads exert an increasingly urbanising influence. The site itself is heavily wooded with areas of scrubland forming a screen around Cotgrave from the wider countryside. The site also slopes steeply
Green Infrastructure	The woodland should be protected and enhanced wherever possible.
Historic Environment	No designated assets located within or near to the site.
Nature conservation	No designated sites located within or near to the site. The site is mainly covered by a broadleaf lowland wood. Development could lead to a significant loss of biodiversity.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Access cannot be confirmed. No apparent form of access could be achieved from the towns edge
Accessibility	Access to and from the site would be taken from an unnamed road that does not have a footpath on either side and does not provide a direct link to Cotgrave. The nearest bus stop is located in Cotgrave approximately some distance away or a half hour walk. Permissive paths through the woodland connect the site to the southern edge of Cotgrave, providing a quicker public connection to the village, but this may not be desirable.

Site reference	SHLAA/COT/016	Site name	Cotgrave Wood

Other issues	
Agricultural land	Grade 3.
Deliverability	The landowner is promoting the site.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is located within the green belt and provides screening between Cotgrave and the wider countryside. The site slopes significantly and development of the site may lead to the significant loss of biodiversity. Cannot be considered suitable.

Cotgrave

Site reference SHLAA/COT/017 **Site name** Land to the north of Colston Gate

Parish/town	Cotgrave	Site area (hectares)	3.32	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	70	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is in the green belt
Flood Risk	No identified issues
Landscape assessment	The site lies within SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	The site lies within the Keyworth/Stanton on the Wolds to Radcliffe on Trent via Cotgrave and Cotgrave Country Park Green Infrastructure corridor. Recommendations to improve connected green infrastructure include improved pedestrian and cycling connectivity (for commuting and recreation) between Stanton on the Wolds, Keyworth, Normanton, Cotgrave and Radcliffe on Trent and habitat protection and enhancement (Woodland).
Historic Environment	No identified site constraints
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established hedgerows which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not within an AQMA. The site has no identified contamination issues however there may be issues relating to agricultural processes.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	The site lies adjacent to Colston Gate. Where access may be achievable. However there is no footway adjacent to the site at present, and limited room to accommodate if the hedgerow was to be contained
Accessibility	Within walking distance of main Cotgrave bus service, which runs at least 3 times an hour during Monday-Friday daytime. Relatively

Site reference	SHLAA/COT/017	Site name	Land to the north of Colston Gate

	close to amenities within the centre of Cotgrave.
Other issues	
Agricultural land	The area is identified as grade 3 agricultural land.
Deliverability	Site being promoted for development with no obvious physical constraints, however there is no indication that a house builder is involved at this stage.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Although the site is not constrained by designated or non-designated biodiversity or heritage assets and there are no significant highways, flood risk or landscape concerns, the land's performance against Green Belt purposes is a notable constraint.

Cotgrave

Site reference SHLAA/COT/019 **Site name** Land north of Owthorpe Road (larger)

Parish/town	Cotgrave	Site area (hectares)	38.28	Brownfield or greenfield	
Dwelling capacity	750	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	750	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Land is located within the Green Belt. However the area was not assessed within the LP Green Belt Review. The land is in an outlying location. Its removal would comprise significant urban+ sprawl along Owthorpe Road. Land slopes towards the A46 increasing the sites visibility from this direction.
Flood Risk	Site not identified as being at risk of flooding from any source
Landscape assessment	NW04 - Cotgrave Wooded Clay Wolds - Landscape condition is moderate (Features are well maintained, although fields have expanded for intensive arable farming). Character Strength is moderate (rural character with pockets of woodland as key features. Roads exert an increasingly urbanising influence).
Green Infrastructure	Part of the Cotgrave Forest Focal Area identified in the blue green infrastructure strategy.
Historic Environment	There are no heritage assets identified within the site, or in close proximity.
Nature conservation	Northern part of the site is woodland - a local priority habitat. No designated sites.
Air quality/contamination	Not within or within the vicinity of an Air Quality Management Zone.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Site is adjacent to Owthorpe Road and the junction with the A46.
Accessibility	Connected to Cotgrave by Owthorpe Road. No footpaths or cycle routes. No public transport passes the site.
Other issues	The northern part of the site rises very steeply from north to south. The topography of this area of the site does not appear to lend itself to development.
Agricultural land	Grade 3

Site reference	SHLAA/COT/019	Site name	Land north of Owthorpe Road (larger)

Deliverability	Land is in single ownership and submission during SHLAA 2024 indicates the land is available.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Land is in single ownership and submission during SHLAA 2024 indicates the land is available. Site is being promoted for an residential led mixed use scheme.

Cotgrave

Site reference SHLAA/COT/020 **Site name** Rivermead Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Not within the Green Belt
Flood Risk	The site is not identified as being at risk of flooding from any source
Landscape assessment	N/A
Green Infrastructure	N/A
Historic Environment	No identified impact on historic assets
Nature conservation	No identified nature conservation issues
Air quality/contamination	Not within or within the vicinity of an Air Quality Management Area
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Unknown
Accessibility	Within walking distance of Cotgrave connection, which runs at least 3 times an hour during Monday-Friday daytime, with services in the evenings and weekends. Reasonably located in terms of proximity to the precinct.
Other issues	
Agricultural land	N/A
Deliverability	Site not being promoted by the landowner

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Site reference	SHLAA/COT/020	Site name	Rivermead Garage Block

Overall summary	No proposals for the site being promoted at present. Site may be suitable but not deliverable.

Cotgrave

Site reference	SHLAA/COT/021	Site name	The Manor House, 1 Owthorpe Road

Parish/town	Cotgrave	Site area (hectares)	0.24	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02298/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within key settlement	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Outline application for proposed residential development of up to 5 no. dwellings with all matters reserved except for access. Minor residential development so is deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Outline application for proposed residential development of up to 5 no. dwellings with all matters reserved except for access.

Cotgrave

Site reference	SHLAA/COT/023	Site name	Woodview Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	N/A
Agricultural land	
Deliverability	Not being promoted for development therefore non deliverable

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Visit to the site indicates that the site would be unsuitable for development unless it is demonstrated that there will be no adverse impact on neighbouring residential properties. Not being promoted for development therefore non deliverable

Cotgrave

Site reference SHLAA/COT/025 **Site name** Laurence Close Garage Block 2

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site too small for development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Site too small for development

Cotgrave

Site reference	SHLAA/COT/026	Site name	Laurence Close Garage Block 1

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site unsuitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site unsuitable for residential development

Cotgrave

Site reference SHLAA/COT/027 **Site name** East Acres Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is not suitable for residential development

Cotgrave

Site reference	SHLAA/COT/028	Site name	Burhill Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	The site is not suitable for residential development

Cotgrave

Site reference SHLAA/COT/029 **Site name** Whitelands Garage Block 1

Parish/town	Cotgrave	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is unsuitable for residential development

Cotgrave

Site reference	SHLAA/COT/030	Site name	Whitelands Garage Block 2

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	The site is not suitable for residential development

Cotgrave

Site reference	SHLAA/COT/033	Site name	Ring Leas Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Site unsuitable for residential development giving its configuration and surrounding residential properties.

Cotgrave

Site reference SHLAA/COT/036 **Site name** Fern Lea Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Site unsuitable for residential development given configuration of surrounding properties

Cotgrave

Site reference	SHLAA/COT/037	Site name	Hawthorn Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site unsuitable for residential development given configuration of surrounding properties

Cotgrave

Site reference SHLAA/COT/038 **Site name** Woodland Close Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Site unsuitable for residential development given configuration of surrounding properties

Cotgrave

Site reference	SHLAA/COT/039	Site name	Spinney Close Garage Block

Parish/town	Cotgrave	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not suitable for residential development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site unsuitable for residential development given configuration of surrounding properties

Cotgrave

Site reference SHLAA/COT/043 **Site name** Pear Tree House, Owthorpe Road

Parish/town	Cotgrave	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	07/00119/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired some time ago. Not available

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago. Not available

Cotgrave

Site reference SHLAA/COT/045 **Site name** 2 Mill Lane

Parish/town	Cotgrave	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	05/01539/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired some time ago. Not available

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago. Not available

Cotgrave

Site reference SHLAA/COT/046 **Site name** White Bungalow, Plumtree Road

Parish/town	Cotgrave	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	18	Greenfield	
Site source	Planning Application	Planning reference	08/00646/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired some time ago

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago

Cotgrave

Site reference	SHLAA/COT/047	Site name	Land at Bingham Road

Parish/town	Cotgrave	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	08/01054/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired with no further applications received.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago with no further applications received.

Cotgrave

Site reference SHLAA/COT/048 **Site name** 3 Owthorpe Road, Cotgrave

Parish/town	Cotgrave	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Brownfield	
Site source	Planning Application	Planning reference	09/00389/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired with no further applications received.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired some time ago with no further applications received.

Cotgrave

Site reference SHLAA/COT/061 **Site name** South of Hollygate Lane (East)

Parish/town	Cotgrave	Site area (hectares)	8.4	Brownfield or greenfield	
Dwelling capacity	170	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	170	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	This site comprises half of COT/E within the Green Belt Review. Due to the land's location in the open countryside south of Hollygate Lane and the adverse effects upon the setting of the Grantham Canal COT/E scored less favourably against Green Belt purposes than the neighbouring site COT/D. As the site contains significant elements of urban encroachment and would not result in a significant reduction in the Green Belt between Cotgrave and settlements north and east, the land scored 10 (low Green Belt value) against Green Belt purposes and overall the land is assessed as being of low Green Belt importance.
Flood Risk	Northern part of the site identified as at risk of flooding from rivers and streams. Larger area across the site at risk form surface water flooding.
Landscape assessment	Landscape appraisal score 54/100. Series of arable fields, rough ground and equestrian grazing along Hollygate Lane on the north-eastern edge of Cotgrave. The site stretches from the urban edge towards countryside, but often has a degraded feel with frequent industrial influences. The landscape value of the study area is assessed as medium; this is a result partly of the high recreational value and close representativeness to the prevailing landscape character as assessed by Nottinghamshire County Council. Development of the site would result in an illogical extension of the urban edge as a finger perpendicular to the existing settlement line, extending the settlement into the rural setting. Despite this, the landscape susceptibility is considered to be low and the overall landscape sensitivity is low. Visually, there is a low value, although the Grantham Canal has recreational value. There are a medium number of receptors and a general overall low visibility of the site, feeding into a low visual susceptibility. Overall there is a low visual sensitivity.
Green Infrastructure	There are no GI or open space assets within the site. If developed alongside COT9 multifunctional GI could be delivered.
Historic Environment	There are no designated heritage assets within the site. Grantham Canal is located close to the boundary, however it is unlikely to affect the setting of this site significantly.
Nature conservation	There are no designated nature conservation assets within the site. Grantham Canal is located close to the boundary, however it is unlikely to affect this site significantly. Ponds and hedgerows within the site that should be retained and or enhanced in terms of their nature conservation value
Air quality/contamination	Not within or in the vicinity of an Air Quality Management Area
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local

Site reference	SHLAA/COT/061	Site name	South of Hollygate Lane (East)

	supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Site access would have to be achieved through the proposed allocation.
Accessibility	Within walking distance of Cotgrave connection, which runs at least 3 times an hour during Monday-Friday daytime, with services in the evenings and weekends. Reasonably located in terms of proximity to the precinct.
Other issues	
Agricultural land	Grade 3 agricultural land
Deliverability	Site being promoted by national house builder. Delivery would be dependent on if access can be achieved through the proposed allocation.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Proximity to the Grantham Canal and the biodiversity, heritage and recreational benefits it provides is a constraint. The site constitutes a prominent intrusion into the Green Belt / open countryside and the land adjacent to the Canal is within flood zones 2 and 3.

Cotgrave

Site reference SHLAA/COT/065 **Site name** Land East of Main Road / North of Field View Road

Parish/town	Cotgrave	Site area (hectares)	12	Brownfield or greenfield	
Dwelling capacity	12	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	12	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt. Not assessed as part of Green Belt review supporting Local Plan Part 2
Flood Risk	The site is not identified as at risk of flooding from any source.
Landscape assessment	Not assessed as an individual site. SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Significant tree and scrub cover, loss of which cannot be mitigated
Historic Environment	HER identifies an old quarry and a medieval cemetery in the vicinity of the site
Nature conservation	The site is heavily covered by trees and scrubland.
Air quality/contamination	Not within or within the vicinity of an Air Quality Management Zone.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Access would be directly onto 60MPH road
Accessibility	Within walking distance of Cotgrave connection, which runs at least 3 times an hour during Monday-Friday daytime, with services in the evenings and weekends. Reasonably located in terms of proximity to convenience store.
Other issues	
Agricultural land	Grade 3 agricultural land
Deliverability	No known developer on board.

Site reference	SHLAA/COT/065	Site name	Land East of Main Road / North of Field View Road

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	There are potentially several barriers of this site. It is currently green belt, however the site is also covered by significant tree and scrub, the loss of which could not be mitigated.

Cotgrave

Site reference SHLAA/COT/066 **Site name** Land rear of 59 Bingham Road

Parish/town	Cotgrave	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	18/01695/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning application expired. Not deliverable in the short term

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning application expired. Not deliverable in the short term

Cotgrave

Site reference SHLAA/COT/067 **Site name** Land at Owthorpe Road, Cotgrave

Parish/town	Cotgrave	Site area (hectares)	23	Brownfield or greenfield	
Dwelling capacity	300	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Land is located within the Green Belt. However the area was not assessed within the LP Green Belt Review as the land had not yet been submitted for allocation. The land is in an outlying location. Its removal would comprise significant urban sprawl along Owthorpe Road. Land slopes towards the A46 increasing the sites visibility from this direction.
Flood Risk	Site not identified as being at risk of flooding from any source.
Landscape assessment	NW04 - Cotgrave Wooded Clay Wolds - Landscape condition is moderate (Features are well maintained, although fields have expanded for intensive arable farming). Character Strength is moderate (rural character with pockets of woodland as key features. Roads exert an increasingly urbanising influence).
Green Infrastructure	
Historic Environment	There are no heritage assets identified within the site, or in close proximity
Nature conservation	There are no designated assets within the site or in lose proximity. Land is bounded by woodland to the north - a local priority habitat.
Air quality/contamination	Not within or within the vicinity of an Air Quality Management Zone.
Community facilities	Full range of facilities exist within Cotgrave. Cotgrave is a key settlement with a local centre that includes convenience (local supermarket) and a limited number of comparison shops, public houses and fast food establishments. A leisure Centre and gym is also available.
Highways and accesss	Site is adjacent to Owthorpe Road and the junction with the A46.
Accessibility	Connected to Cotgrave by Owthorpe Road. No footpaths or cycle routes. No public transport passes the site.
Other issues	Site is being proposed as a mixed use site. Broad assumption made that half the site could be residential.
Agricultural land	Grade 3
Deliverability	Land is in single ownership and submission during Growth Study call for sites indicates the land is available.

Site reference	SHLAA/COT/067	Site name	Land at Owthorpe Road, Cotgrave

Suitability	Could be suitable	Availability	Not available	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

Land is in single ownership and submission during Growth Study call for sites indicates the land is available. Site is being promoted for an employment led mixed use scheme and not to be available for housing by this particular site promoter. Slightly different configuration being promoted for residential development by a different site promoter under reference SHLAA/COT/019 .

East Bridgford

Site reference SHLAA/EBR/001 **Site name** Land behind Kirk Hill (east)

Parish/town	East Bridgford	Site area (hectares)	0.7	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	15	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Part of larger Green Belt assessment site EBR/H. The wider site is assessed. The site is the only one which lies partially within the conservation area. Whist it performs an average Green Belt function in preventing sprawl, it does perform well in assisting in preventing countryside from encroachment and in preserving the setting of historic settlement. Scoring 17 it is concluded that the site is of medium to high Green Belt importance when assessing against the purposes for including land within it.
Flood Risk	Site not at risk of flooding from any source.
Landscape assessment	LVIA aggregate score: 55/100. The site comprises one field with rough/ equestrian character and is accessed via Kirk Hill. There is a strong network of PRoW's within the study area with East Bridgford FP26 running along the sites south-western boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall high landscape value within the study area along with a strong aesthetic character, attractive rural setting and distinctive townscape. There is a low susceptibility to change due to the perception of infill. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value. There is a low number of potential receptors due to the site forming part of the edge of a small village. The overall visual susceptibility is low due to the strong level of screening by vegetation and built form. Overall, there is low visual sensitivity.
Green Infrastructure	None on site. Existing hedgerows could be retained and enhanced as GI, together with footpath corridors.
Historic Environment	The northern part of the site lies within the East Bridgford Conservation Area. Potential for undefined archaeology given edge of village position. Listed buildings to the north and west have no relationship to this site, mill buildings relate to village rather than rural environment
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.

Site reference	SHLAA/EBR/001	Site name	Land behind Kirk Hill (east)

Highways and accesss	Current access unlikely to be suitable without widening. Would need a overall corridor of 7.5m to provide acceptable road. Access point directly adjacent to 60mph speed limit, hence applicant would need to prove visibility is achievable. Speed Limit/Gateway to be relocated.
Accessibility	Rushcliffe Villager runs in close proximity to the site. There is an hourly service during the day, with none in the evenings or Sundays. The site is very well located in relation to the village's centre. Further bus routes in proximity to the site include the 354, N49 and N50.
Other issues	
Agricultural land	The site is predominantly Grade 2 agricultural land with a small area to the west classified as Grade 3. Although the site is not in agricultural use and part of the site is a tennis court.
Deliverability	Site being promoted on behalf of landowner. No known option for development or house builder involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not at risk of flooding and impacts on local biodiversity assets could be mitigated. Due to the importance of the site to the setting of East Bridgford's' historic core the land is considered to be of medium-high Green Belt importance. Access onto Kirk Hill is currently unsuitable and land is partly identified as Grade 2 agricultural land (best and most versatile).

East Bridgford

Site reference SHLAA/EBR/002 **Site name** Land behind Kirk Hill (west)

Parish/town	East Bridgford	Site area (hectares)	3.4	Brownfield or greenfield	
Dwelling capacity	78	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	78	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Part of larger Green Belt assessment site EBR/H. The wider site is assessed. The site is the only one which lies partially within the conservation area. Whist it performs an average Green Belt function in preventing sprawl, it does perform well in assisting in preventing countryside from encroachment and in preserving the setting of historic settlement. Scoring 17 it is concluded that the site is of medium to high Green Belt importance when assessing against the purposes for including land within it.
Flood Risk	Site not at risk of flooding from any source.
Landscape assessment	As EBR2 would not be developed in isolation, the appraisal has assessed EBR1 and EBR2 as one site. Landscape appraisal score 67/100. The site comprises two fields with rough/ equestrian character and is accessed via Kirk Hill. There is a strong network of PRoW's within the study area with East Bridgford. FP26 intersecting the site and FP27 running along its south-eastern boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall medium landscape value within the study area along with a strong aesthetic character, attractive rural setting and distinctive townscape. There is medium susceptibility to change due to the perceived loss of historic vernacular through increased urbanisation. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a medium number of potential receptors due to the site forming part of the village edge near the busy A6097 road. The overall visual susceptibility is medium due to the scale of the site within a small village and views between gaps in vegetation. Overall, there is medium visual sensitivity.
Green Infrastructure	None on site. Existing hedgerows could be retained and enhanced as GI, together with footpath corridors.
Historic Environment	The site frontage facing onto Kirk Hill lies within the East Bridgford Conservation Area.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The majority of the site is within walking distance of the majority of these facilities.
Highways and accesss	Access of 40mph road in village. Would require measures to reduce speeds and make acceptable, including lowering speed limit, traffic

Site reference	SHLAA/EBR/002	Site name	Land behind Kirk Hill (west)

	calming, frontage development and new footway linking into East Bridgford.
Accessibility	Rushcliffe Villager runs in close proximity to the site. There is an hourly service during the day, with none in the evenings or Sundays. The site is very well located in relation to the village's centre. Further bus routes in proximity to the site include the 354, N49 and N50.
Other issues	
Agricultural land	Site is around one-third Grade 2 and two-thirds Grade 3 agricultural land.
Deliverability	Site being promoted on behalf of landowner. No known option for development or house builder involved.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is not at risk of flooding and impacts on local biodiversity assets could be mitigated. Due to the importance of the site to the setting of East Bridgford's' historic core the land is considered to be of medium-high Green Belt importance. The land is considered to be the most landscape and visually sensitive of all the sites on the edge of East Bridgford. Access onto Kirk Hill is also currently unsuitable and would require footpath on Kirk Hill. Furthermore the land is partly identified as Grade 2 agricultural land (best and most versatile).

East Bridgford

Site reference SHLAA/EBR/003 **Site name** Land North of Kneeton Road

Parish/town	East Bridgford	Site area (hectares)	12.1	Brownfield or greenfield	
Dwelling capacity	124	Density (dwellings/hectare)	10	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	124	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site scored 16 and 17 which means that the site is of medium-high green belt importance when assessed against the purposes for including land within it. Due to the adverse impact on the neighbouring heritage assets and the historic setting of East Bridgford the land is fundamentally constrained by the Green Belt designation.
Flood Risk	Not at risk of flooding from watercourses. However a small part of the site is at risk of low level surface water flooding.
Landscape assessment	Landscape appraisal score 64/100. The site comprises one well maintained arable field and is located immediately north of Kneeton Road. There is a good network of PRoW's within the study area with East Bridgford FP12 intersecting the site and FP11 running along its north-western boundary. There are some conservational interests within the study with the site adjacent to a listed building and forming part of the local conservation area. There is an overall medium landscape value within the study area with attractive long distance views of the surrounding landscape. There is medium susceptibility to change due to the perceived increased prominence of the village. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a low number of potential receptors due to the site forming part of the village edge. The overall visual susceptibility is medium due to the scale of the site within a small village and long distance views and prominent ridgeline. Overall, there is medium visual sensitivity.
Green Infrastructure	Nothing identified on-site. The existing hedgerows should be retained where possible and enhanced, and the footpath corridor could be enhanced as a GI corridor
Historic Environment	Development of this portion of land would impact on two heritage assets which are a distinct and unique feature to East Bridgford (namely the setting of East Bridgford Manor and the East Bridgford conservation area).The Manor and Manor Lodge are both Grade II listed buildings. The site protects the setting of these buildings. The land adjacent to Kneeton Road, including Manor Lodge, is within East Bridgford's Conservation Area. Impacts are unlikely to be mitigated by screening which itself would affect their setting.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The majority of the site is within walking distance of the majority of these facilities.

Site reference	SHLAA/EBR/003	Site name	Land North of Kneeton Road

Highways and accesss	Two access points of 30mph and 60mph road on edge of village. Would require significant measures to reduce speeds and make acceptable, including lowering speed limit, traffic calming, frontage development and new footway linking back into East Bridgford.
Accessibility	The site is some distance away from the main bus route which is located south of the site along Main Street. There is an hourly service during the day, with none in the evenings or Sundays. The site is reasonably close to some local facilities but not as well located as some other sites.
Other issues	Public footpaths cross the site and run along its north western boundary.
Agricultural land	Site is predominantly classified as Grade 3 agricultural land, with part classified as Grade 2.
Deliverability	Site is bring actively promoted by Taylor Wimpey.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is located adjacent to East Bridgford. Whilst the site is not constrained by biodiversity or flooding issues that can not be avoided or mitigated, impacts on the setting of the Manor and Manor Lodge are a significant constraint that cannot be mitigated. Due to the impact on these buildings and the setting of the conservation area the land is deemed to be of medium-high Green Belt importance. Landscape and visual sensitivity is also greater than the majority of other sites. The land is also identified as high grade (best and most versatile) land.

East Bridgford

Site reference SHLAA/EBR/004 **Site name** Mill Heyes Farm, Closes Side Lane

Parish/town	East Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)			
Site source	Planning Application	Planning reference	24/01717/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required		Adjoining key settlement
Number of dwellings remaining	1	Source of number of dwellings		Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Prior approval application under class Q to allow change of use of agricultural building to a single residential dwelling and for building operations reasonably necessary for the conversion.

East Bridgford

Site reference SHLAA/EBR/005 **Site name** Land at Lammas Lane

Parish/town	East Bridgford	Site area (hectares)	1.5	Brownfield or greenfield	
Dwelling capacity	35	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	35	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is identified as EBR/C in the Green Belt Review that supports local plan part 2. It lies east of Lammas Lane and consists of small field. The site is relatively flat and contains no urbanising features therefore any potential development of the site would lead to countryside encroachment and some sprawl. As with the majority of sites around East Bridgford, it is considered that there is a potential impact on historic setting of East Bridgford if the site were to be developed. Scoring 13, it is concluded that the site is of low-medium Green Belt importance when assessed against the purposes for including land within it.
Flood Risk	Site not identified as at risk of flooding from any source.
Landscape assessment	Landscape appraisal score 58/100 The site is made up of one pastoral field with minimal management and is accessed via Lammas Lane running adjacent to the sites north-western boundary. There is a network of PRoW's within the study area with East Bridgford FP19 running adjacent to its south-western boundary. There are some conservational interests within the study with the site forming part of the local conservation area. There is an overall medium landscape value within the study area due to a well vegetated appearance and tranquil character. There is medium susceptibility to change due to sense of a loss of enclosure along Lammas Lane, loss of tranquillity and a perceived increase in urbanisation. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a low number of potential receptors due to a high level of screening by vegetation. The overall visual susceptibility is low due to screening. Overall, there is low visual sensitivity.
Green Infrastructure	Nothing identified on-site The existing hedgerows should be retained where possible and enhanced.
Historic Environment	Site is in the setting of East Bridgford's' conservation area, with its boundary running along the eastern. Panoramic (wide) view (medium to long distance) identified across the site.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the

Site reference	SHLAA/EBR/005	Site name	Land at Lammas Lane

	majority of these facilities.
Highways and accesss	Unlikely to be acceptable without upgrading Lammas Lane to allow for two way traffic, and new footways.
Accessibility	The site is some distance away from the main bus route. There is an hourly service during the day, with none in the evenings or Sundays. The site is comparatively less well located in terms of proximity to local services and compared to other sites.
Other issues	
Agricultural land	Site is identified as grade 2 agricultural land.
Deliverability	Site is promoted for development by landowner. No house builder involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is located adjacent to East Bridgford. Although not constrained by significant heritage, biodiversity, landscape or flooding issues, access is unacceptable without upgrading Lammas Lane to allow two way traffic and providing a footpath. The site is also identified as containing Grade 2 agricultural land.

East Bridgford

Site reference SHLAA/EBR/006 **Site name** Closes Side Lane (west)

Parish/town	East Bridgford	Site area (hectares)	0.82	Brownfield or greenfield	
Dwelling capacity	20	Density (dwellings/hectare)	22	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	20	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	This site and EBR7 form part of a larger Green Belt block identified in the LAPP Green Belt Review as EBR/D. EBR/D is situated to the north east of the settlement and is flat in nature. As with most sites that surround the settlement, it is adjacent to the conservation area and it is considered that its removal from the Green Belt and subsequent development may have an impact on the setting of the conservation area. With a score of 13, it is considered that the site is of low to medium Green Belt importance when assessed against the purposes for including land within it.
Flood Risk	The site is not at risk of flooding from any source.
Landscape assessment	Landscape appraisal score 46/100. The site comprises one field with pastoral and rough/equestrian characteristics. The site lies immediately north of Closes Side Lane. There is a network of PRoW's within the study area. There are some conservational interests within the study with the site lying adjacent to the local conservation area. There is an overall low landscape value within the study area due to a number of human detractors and some areas of poor management. There is a low susceptibility to change with no real loss of character and the perception of an extension to the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.
Green Infrastructure	Nothing identified on-site the existing hedgerows should be retained where possible and enhanced.
Historic Environment	Properties adjacent to this land on Cherry Holt Lane are within East Bridgford's Conservation Area. Impacts on the conservation area is limited as the site is bounded to west and south by existing modern housing development. Whilst the site provides a rural aspect, this is not prominent from within the conservation area. Any impact likely minimal subject to usual development practice.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.

Site reference	SHLAA/EBR/006	Site name	Closes Side Lane (west)

Highways and accesss	Fosters Close is adopted and should be able to serve up to 50 dwellings in total.
Accessibility	The site is around 10-15 minute walk from the main bus route which runs hourly during the day. There is an hourly service during the day, with none in the evenings or Sundays. The site reasonably close to some local facilities but not as well located as some other sites.
Other issues	
Agricultural land	The site is identified as Grade 2 agricultural land.
Deliverability	Site being promoted by landowner. No known house builder involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Site is located within East Bridgford. The site is not constrained by significant heritage, biodiversity, landscape or flooding issues and access from Fosters Court is acceptable. The land is considered to be of low-medium Green Belt importance. It is however identified as containing Grade 2 agricultural land.

East Bridgford

Site reference SHLAA/EBR/007 **Site name** Closes Side Lane (east)

Parish/town	East Bridgford	Site area (hectares)	1	Brownfield or greenfield	
Dwelling capacity	20	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	20	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	This site occupies the same area as Green Belt site EBR/D. It is situated to the north east of the settlement and is flat in nature. As with most sites that surround the settlement, it is adjacent to the conservation area and it is considered that its removal from the Green Belt and subsequent development may have an impact on the setting of the conservation area. With a score of 13, it is considered that the site is of low to medium Green Belt importance when assessed against the purposes for including land within it.
Flood Risk	The site is not at risk of any source of flooding.
Landscape assessment	As EBR7 would not be developed in isolation without EBR6, the appraisal has assessed both as one parcel of land. Landscape appraisal score 48/100. The site is made up of two fields with pastoral and rough/equestrian characteristics. The site lies immediately north of Closes Side Lane. There is a network of PRoW's within the study area with East Bridgford FP19 running adjacent to the sites north-eastern boundary. There are some conservational interests within the study with the site lying adjacent to the local conservation area. There is an overall low landscape value within the study area due to a number of human detractors and some areas of poor management. There is a low susceptibility to change with no real loss of character and the perception of an extension to the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is low due to the urban feel of the village edge. Overall, there is low visual sensitivity.
Green Infrastructure	Nothing identified on-site. The existing hedgerows and should be retained where possible and enhanced.
Historic Environment	Whilst the site provides a rural aspect, this is not prominent from within the conservation area. Any impact likely minimal subject to usual development practice.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.

Site reference	SHLAA/EBR/007	Site name	Closes Side Lane (east)

Highways and accesss	Fosters Close is adopted and should be able to serve up to 50 dwellings in total.
Accessibility	The site is around 10-15 minute walk from the main bus route which runs hourly during the day, and none in the evenings or Sundays. The site is reasonably close to some local facilities but not as well located as some other sites.
Other issues	None identified
Agricultural land	The site is grade 2 agricultural land.
Deliverability	Site is SHLAA submission. No known developer involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site not constrained by significant heritage, biodiversity, landscape or flooding issues and access from Fosters Court is acceptable. The land is considered to be of low-medium Green Belt importance. It is however identified as containing Grade 2 agricultural land.

East Bridgford

Site reference SHLAA/EBR/009 **Site name** Land to East of Springdale Lane

Parish/town	East Bridgford	Site area (hectares)	1.1	Brownfield or greenfield	
Dwelling capacity	25	Density (dwellings/hectare)	26	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	25	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	This is site EBR/G in the Green Belt Review. The site is located to the south of the main village of east Bridgford, and it is considered that the site performs an important Green Belt function in preventing sprawl and encroachment into the countryside. Development would reduce the distance between East Bridgford and Newton Village however the reduction in distance physically, perceptually and visually is not considered to be significant given the topography, the features on the ground in terms of vegetation and the lack of connection between this site and Newton. Whilst the land does not contribute to the setting of any designated assets, the presence of ridge and furrow, which is important to the historical setting of East Bridgford, increases the lands performance against the fourth Green belt purpose. With a score of 17, it is concluded that the site is of medium-high Green Belt importance when assessed against the purposes of including land within it.
Flood Risk	The site is not identified as at risk of flooding from any source.
Landscape assessment	Landscape appraisal score 56/100. The site comprises one pastoral field and lies immediately south of Springdale Lane. There is a strong network of PRoW's within the study area with East Bridgford FP25 running adjacent to the sites southern boundary. There are some conservational interests within the study area but none which directly influence the site. There is an overall medium landscape value within the study area due to a reasonably well maintained and attractive scenic quality with some levels of degradation and some human detractors. There is a medium susceptibility to change with no real loss of key characteristics but increased density and urbanisation due to finger of development. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a low number of potential receptors as the site is on the village edge. The overall visual susceptibility is low due to the levels of visibility and the site forming part of the urban edge. Overall, there is low visual sensitivity.
Green Infrastructure	Nothing identified on-site. The existing hedgerows and should be retained where possible and enhanced.
Historic Environment	The site is not within or adjacent to the conservation area. Whilst the Townscape appraisal identifies a wide panoramic view from the conservation area, it should be noted that this is not from the edge of the conservation area. The site does contain ridge and furrow and is also identified as a positive open space.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.

Site reference	SHLAA/EBR/009	Site name	Land to East of Springdale Lane

Air quality/contamination	Not within or in close proximity to an air quality management zone.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.
Highways and accesss	As per SHLAA, Springdale Lane is Private Road, and too narrow to accommodate two way traffic.
Accessibility	The site is within walking distance to the main bus route that serves the village. There is an hourly service during the day, with none in the evenings or Sundays. The site is reasonably close to most local facilities, which are to the north of the site.
Other issues	
Agricultural land	The site is identified as grade 2 agricultural land.
Deliverability	Site was promoted for rural exception development with Waterloo Housing Group. Not being promoted at present.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Site is located adjacent to East Bridgford. Impacts on local biodiversity can be avoided or mitigated. Site is constrained by presence of ridge and furrow however and Springdale Lane is Private Road that is too narrow to accommodate two way traffic. This is a significant constraint. Land is also identified as Grade 2 (best and most versatile) agricultural land, and is of medium-high green belt importance.

East Bridgford

Site reference SHLAA/EBR/010 **Site name** Land south of Butt Lane

Parish/town	East Bridgford	Site area (hectares)	2.75	Brownfield or greenfield	
Dwelling capacity	42	Density (dwellings/hectare)	19	Greenfield	
Site source	Planning Application	Planning reference	19/00784/OUT 22/01268/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	42	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

East Bridgford

Site reference SHLAA/EBR/011 **Site name** Builders Yard, Dovecote Road

Parish/town	East Bridgford	Site area (hectares)	0.17	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	6	Brownfield	
Site source	Planning Application	Planning reference	22/02161/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

East Bridgford

Site reference	SHLAA/EBR/012	Site name	North of Butt Lane

Parish/town	East Bridgford	Site area (hectares)	4	Brownfield or greenfield	
Dwelling capacity	88	Density (dwellings/hectare)	20	Greenfield	
Site source	Housing Allocation	Planning reference	20/02465/FUL	Type of site	
Allocated site reference	Policy 8.1	Status	Under Construction - infrastructure commenced but construction activity ceased	Adjoining other village	
Number of dwellings remaining	88	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 years	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

East Bridgford

Site reference SHLAA/EBR/013 **Site name** Land off Brickyard Lane

Parish/town	East Bridgford	Site area (hectares)	1.4	Brownfield or greenfield	
Dwelling capacity	35	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	35	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Green belt score 17/25. The site is located to the south of the main village of East Bridgford. It is considered that the site performs an important Green Belt function in preventing sprawl and encroachment into the countryside. Development would reduce the distance between East Bridgford and Newton Village however the reduction in distance physically, perceptually and visually is not considered to be significant given the topography, the features on the ground in terms of vegetation and the lack of connection between this site and Newton. Development of this portion of land would impact on both designated and non-designated heritage assets in terms of the setting of the conservation area and key views from it and on ridge and furrow. Overall, the land is of medium-high green belt importance (when assessed against the purposes of including land within the Green Belt).
Flood Risk	The site is not at risk of flooding from any sources.
Landscape assessment	Landscape score 54/100 The site comprises one field used for equestrian grazing which contains a PRoW and lies immediately south of Springdale Lane. A medium landscape value is apparent within the study area, contributed to by the high level of recreational amenity, as well as the number of conservation interests. The site forms a somewhat illogical extension to the village, pushing a finger of development into the rural surroundings, but despite this the overall susceptibility to change within the landscape is low. Overall, the sensitivity of the landscape resource is also low. Visually, the site has little value in its surroundings other than as part of the setting to the conservation area. There is also a low visual susceptibility, derived from the low visibility of the site and its position just off a quiet residential street. The visual sensitivity is overall low.
Green Infrastructure	Public right of way crosses the site. The existing hedgerows and should be retained where possible and enhanced. The public right of way corridor has potential to be enhanced as a green infrastructure corridor.
Historic Environment	The site lies just outside of the boundaries of the conservation area and is overlooked by key views out from the conservation area, these identified key views represent positive features of the conservation area and any loss of such views must, under paragraph 201 of the NPPF 2019, be considered harmful to the special character and appearance of the conservation area. Evidence of ridge and furrow on the site.
Nature conservation	There are no designated nature conservation assets identified within or in close proximity of the site. It is however bounded by hedgerows. Hedgerows are priority habitats which should protected and enhanced.

Site reference	SHLAA/EBR/013	Site name	Land off Brickyard Lane

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within reasonable walking distance of the majority of these facilities.
Highways and accesss	For more than 5 dwellings access would Have to be provided via an Adopted Highway. Both Springdale Lane and Brunt's Lane are Restricted Byways as such are not public highway. Therefore gaining access may prove problematical from a legal standpoint. There is also a public footpath running diagonally across the site which may need diverting.
Accessibility	The site is within walking distance to the main bus route that serves the village. There is an hourly service during the day, with none in the evenings or Sundays. The site is reasonably close to most local facilities, which are to the north of the site.
Other issues	
Agricultural land	General maps indicate that the site consists of grade 2 agricultural land (BMV).
Deliverability	Site being promoted by landowner. No known developer support however the site is of a size which would be attractive to small to medium house builders.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Impacts on local biodiversity can be avoided or mitigated. Site is constrained by presence of ridge and furrow and development would have a detrimental impact on the setting of the conservation area which cannot be mitigated. Springdale Lane and Brunt's Lane are private roads which are too narrow to accommodate two way traffic. This is a significant constraint. Land is also identified as Grade 2 (best and most versatile) agricultural land. Identified as medium-high Green Belt importance.

East Bridgford

Site reference SHLAA/EBR/014 **Site name** 23 Main Street

Parish/town	East Bridgford	Site area (hectares)	0.27	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	4	Greenfield	
Site source	Planning Application	Planning reference	21/01923/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

East Bridgford

Site reference	SHLAA/EBR/015	Site name	Croft Rise Garage Block

Parish/town	East Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	Not suitable for development due to site arrangement and proximity of neighbouring properties
Agricultural land	
Deliverability	Site identified internally for assessment. Not suitable for development due to site arrangement and proximity of neighbouring properties

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site identified internally for assessment. Not suitable for development due to site arrangement and proximity of neighbouring properties

East Bridgford

Site reference SHLAA/EBR/016 **Site name** 57 Kneeton Road

Parish/town	East Bridgford	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	22/01530/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

East Bridgford

Site reference SHLAA/EBR/017 **Site name** 17 Browns Lane

Parish/town	East Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	21/00628/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted for 1 unit (minor development) however this is the third application for housing on this site (the previous two expired). Delivery is therefore unknown.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Full planning permission granted for 1 dwelling (minor development) however this is the fourth application permitted for housing on this site with the latest received February 2021 (approved April 2021). Therefore not appropriate to be included as part of the five year supply.

East Bridgford

Site reference SHLAA/EBR/019 **Site name** East Bridgford Hill

Parish/town	East Bridgford	Site area (hectares)	1.5	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	3	Greenfield	
Site source	Planning Application	Planning reference	20/01930/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

East Bridgford

Site reference SHLAA/EBR/020 **Site name** Land on Closes Side Lane

Parish/town	East Bridgford	Site area (hectares)	1	Brownfield or greenfield	
Dwelling capacity	30	Density (dwellings/hectare)	30	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	30	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt.
Flood Risk	The site is not at risk from flooding from watercourses. Small part of site might be at low risk from surface water flooding.
Landscape assessment	The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Views to urban are frequent and exert an influence on the area (LCA 2009).
Green Infrastructure	Protect existing hedgerows within and around the site. Potential opportunity to enhance the corridor of the public right of way though the site as a green corridor.
Historic Environment	The site is not within or adjacent to a conservation area. There are no other designated or non-designated heritage assets identified
Nature conservation	The area contains grassland, intensive farmland and hedgerows. No formal or informal nature conservation designations
Air quality/contamination	The site is not within or within proximity to and AQMA.
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.
Highways and accesss	Only possible access could be off Closes Side Lane which is a single track road at this point. It is not apparent whether there is enough width to widen the road to an adoptable standard.
Accessibility	The site is away from public transport. Which run along Butt Lane on a hourly frequency during the day. The site is also some distance from facilities that are located along Main Street
Other issues	PROW and powerlines pass through the site.
Agricultural land	The provisional agricultural land classification identifies that the land is Grade 2.
Deliverability	

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/EBR/020	Site name	Land on Closes Side Lane

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary

The site not constrained by significant heritage, biodiversity, landscape or flooding issues. The land is considered to be of low-medium Green Belt importance. It is however identified as containing Grade 2 agricultural land, and providing access to the site could be challenging.

East Bridgford

Site reference SHLAA/EBR/033 **Site name** East of East Bridgford Village extension

Parish/town	East Bridgford	Site area (hectares)	8.2	Brownfield or greenfield	
Dwelling capacity	160	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	160	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the green belt.
Flood Risk	The site is not at risk of flooding from rivers and streams. Surface water flood risk across parts of the site, with areas at medium to high risk.
Landscape assessment	SN05 – East Bridgford Escarpment Farmlands. The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Views to urban area are frequent and exert an influence on the area.
Green Infrastructure	Protect existing hedgerows within and around the site. Potential opportunity to enhance the corridor of the public right of way though the site as a green corridor
Historic Environment	The site is not within or adjacent to a conservation area. There are no other designated or non-designated heritage assets identified
Nature conservation	The area contains grassland, intensive farmland and hedgerows. No formal or informal nature conservation designations
Air quality/contamination	The site is not within or within proximity to and AQMA
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.
Highways and accesss	Potential to access the site from the proposed development to the west. Also potential to access from Butt Lane, although the road is National speed limit at present.
Accessibility	The site is within proximity to two bus stops which are to the west of the site. The bus stops are operated by 5 bus lines which operate hourly. The site is reasonably close to the local centre facilities.
Other issues	PROW and powerlines pass through the site.
Agricultural land	The provisional agricultural land classification identifies that the land is Grade 2

Site reference	SHLAA/EBR/033	Site name	East of East Bridgford Village extension

Deliverability	Stagfield state that they control all of the land within the site. Stagfield are a housebuilder therefore, subject to technical matters being addressed the site is considered to be deliverable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is located within the Green Belt and is adjacent to an existing housing allocation. No major technical constraints identified at this stage. Some constraints in relation to surface water flood risk across parts of the site.

East Bridgford

Site reference SHLAA/EBR/034 **Site name** East of East Bridgford Village extension 2

Parish/town	East Bridgford	Site area (hectares)	26.8	Brownfield or greenfield	
Dwelling capacity	420	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	420	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt
Flood Risk	The site is not at risk of flooding from rivers and streams. Surface water flood risk across parts of the site, with areas at medium to high risk.
Landscape assessment	SN05 – East Bridgford Escarpment Farmlands. The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Views to urban area are frequent and exert an influence on the area.
Green Infrastructure	Protect existing hedgerows within ad around the site. Potential opportunity to enhance the corridor of the public right of way though the site as a green corridor
Historic Environment	The site is not within or adjacent to a conservation area. There are no other designated or non-designated heritage assets identified
Nature conservation	The area contains grassland, intensive farmland and hedgerows. No formal or informal nature conservation designations
Air quality/contamination	The site is not within or within proximity to and AQMA
Community facilities	East Bridgford contains a primary school, pub, small shop, post office and small village hall. The site is within walking distance of the majority of these facilities.
Highways and accesss	Potential to access the site from the proposed development to the west. Also potential to access from Butt Lane, although the road is National speed limit at present.
Accessibility	The site is within proximity to two bus stops which are to the west of the site. The bus stops are operated by 5 bus lines which operate hourly. The site is reasonably close to the local centre facilities.
Other issues	Possible mixed use scheme
Agricultural land	The provisional agricultural land classification identifies that the land is Grade 2

Site reference	SHLAA/EBR/034	Site name	East of East Bridgford Village extension 2

Deliverability	Stagfield state that they control all of the land within the site. Stagfield are a housebuilder therefore, subject to technical matters being addressed the site is considered to be deliverable

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is located within the Green Belt and is adjacent to an existing housing allocation. No major technical constraints identified at this stage., Some constraints in relation to surface water flood risk across parts of the site.

East Bridgford

Site reference SHLAA/EBR/036 **Site name** Land at Springdale Lane West of A46

Parish/town	East Bridgford	Site area (hectares)	7.8	Brownfield or greenfield	
Dwelling capacity	180	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the green belt
Flood Risk	The site is not at risk of flooding from watercourses. Parts of the site are at risk from surface water flooding.
Landscape assessment	SN05 – East Bridgford Escarpment Farmlands. The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Views to urban area are frequent and exert an influence on the area.
Green Infrastructure	Protect existing hedgerows within and around the site. Potential opportunity to enhance the corridor of the public right of way though the site as a green corridor.
Historic Environment	There are no identified designated or non designated heritage assets located within or adjacent to the site.
Nature conservation	There is a small watercourse within the site, and some hedgerows around it. No identified features of nature conservation interest.
Air quality/contamination	The site is not within or within proximity to an air quality management area.
Community facilities	Some distance from the facilities located within the village of East Bridgford.
Highways and accesss	Not within or adjoining an adopted highway.
Accessibility	Access to the site is via Springdale lane which is largely farm track. The site is not serviced by public transport with the nearest bus services operating along Main Street, north of the site.
Other issues	Public right of way crosses the site. Adjacent to A46. Potential source of noise.
Agricultural land	The site is identified as grade 2 agricultural land.
Deliverability	The site is in one ownership. No known developer. Could any come forward in conjunction with neighbouring land.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Site reference	SHLAA/EBR/036	Site name	Land at Springdale Lane West of A46

Overall summary	Assessed in isolation the site is located within the green belt divorced from any settlement. The site by itself does not have access to an adopted highway.

East Bridgford

Site reference SHLAA/EBR/037 **Site name** Land at Closes Side Lane West of A46

Parish/town	East Bridgford	Site area (hectares)	14.6	Brownfield or greenfield	
Dwelling capacity	330	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the green belt.
Flood Risk	Site is not at risk of flooding from watercourses. Some surface water flood risk across parts of the site.
Landscape assessment	SN05 – East Bridgford Escarpment Farmlands. The overall landscape strategy is 'Enhance'. The landscape condition is moderate. The character strength is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Views to urban area are frequent and exert an influence on the area.
Green Infrastructure	The site is surrounded by hedgerows with some trees within them.
Historic Environment	No designated or none designated heritage assets identified as being affected by the site.
Nature conservation	No identified features of nature conservation interest. The site is surrounded by managed hedgerows.
Air quality/contamination	The site is not within or within proximity to an air quality management area
Community facilities	Some distance from the facilities located within the village of East Bridgford.
Highways and accesss	The site is isolated from the adopted highway network. Access would have to be through adjacent land.
Accessibility	The site is some distance away from East Bridgford. Access to the site is some an unadopted track.
Other issues	Adjacent to A46. Potential source of noise
Agricultural land	The provisional agricultural land classification is grade 2.
Deliverability	One landowner, no known housebuilder. No direct access to the site from the highway network.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Assessed in isolation the site is located within the green belt divorced from any settlement. The site by itself does not have access to an

adopted highway.

East Leake

Site reference SHLAA/EL/001 **Site name** Land West of Field End Close

Parish/town	East Leake	Site area (hectares)	11.4	Brownfield or greenfield	
Dwelling capacity	101	Density (dwellings/hectare)	15	Greenfield	
Site source	Planning Application	Planning reference	19/02319/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	Small corridor through the middle of the site at risk from surface water flooding
Landscape assessment	LVIA for the site notes the change in landscape character to the site and its immediate locality will be "moderate/major significance of effect." If the site was to be developed. Development of the site wo will mark a major extension of the village into the adjacent countryside and it does not reflect the current scale and layout of the village as it gradually tapers out along West Leake Road. It is clear that the development will also have an effect on visual amenity to users of nearby rights of way.
Green Infrastructure	Requirement to maintain and enhance what hedgerows are left around the fringes of the site.
Historic Environment	No designated or non designated heritage assets within or in close proximity of the site.
Nature conservation	The site is adjacent to the Great Central Railway, which is a wildlife corridor.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	There are outstanding fundamental highways objections to the refused planning application.
Accessibility	The site does not lie on a direct bus route. The nearest bus stop is more than 500 metres from the site in the centre of East Leake. The site is beyond the 1.25km walking distance from the village centre as required within the Neighbourhood Plan.
Other issues	
Agricultural land	The site is classified as Grade 2 agricultural land.
Deliverability	Land agent submitted planning application on the site, which was refused on a number of grounds. No known housebuilder involved.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/EL/001	Site name	Land West of Field End Close

Delivery Period	N/A	Delivery	Non Deliverable or Developable

Overall summary

Whilst school and medical centre capacities are a constraint within East Leake, this site raises no significant biodiversity, flooding, heritage, landscape or highways access issues. It does however contain Grade 2 (best and most versatile) agricultural land and is beyond the 1.25km walking distance from the village centre as required by the Neighbourhood Plan. In addition the site is situated beyond the railway line, where the neighbourhood plan policies restrict development. Potential issues in relation to access. The area is also of medium-high landscape sensitivity. Permission refused twice for residential development, latest application 19/02319/OUT. Due to the identified constraints, not considered suitable for development.

East Leake

Site reference SHLAA/EL/002 **Site name** 48 Main Street

Parish/town	East Leake	Site area (hectares)	0.25	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02182/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Proposed Demolition of Part of Existing Barns; Conversion of Existing Barns and Rebuild New Barn with a Single Storey Extension to form 1 New Dwelling.

East Leake

Site reference SHLAA/EL/003 **Site name** Brook Furlong Farm

Parish/town	East Leake	Site area (hectares)	5.6	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference	19/00288/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	90	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The majority of the site is located within Flood Zones 2 and 3, indicating a medium to high probability of fluvial flooding. Additionally, the site is susceptible to surface water flooding, which may pose further constraints on development and necessitate appropriate mitigation measures.
Landscape assessment	LVIA aggregate score 52/100. The site is comprises two fields used for equestrian grazing with mature vegetated boundaries on the eastern edge of East Leake. Despite the proximity of East Leake conservation area, there is a low landscape value within the study area; this is contributed to by the degree of human detractors and lack of tranquillity. Development of the site would extend the settlement beyond the existing urban edge and form a potentially illogical extension to the village, although no notable key characteristics would be lost. This factors into a low landscape susceptibility. The landscape sensitivity is also low overall. In terms of visual value, the site has recreational value but little else. There is a low visual susceptibility arising from the site being generally obscured from view by mature boundary vegetation. Overall there is a low visual sensitivity.
Green Infrastructure	Opportunity to for a new development to incorporate measures to maximise GI opportunities with the Kingston Brook lying approximately 50 metres to the south of the site.
Historic Environment	East Leake Conservation Area located approximately 350 metres from the site (as the crow flies). No other recorded heritage assets within or in close proximity to the site.
Nature conservation	Kingston Brook is identified in the Biodiversity Opportunity Map as a potential river restoration project. This lies approximately 50 metres to the south of the site. No identified nature conservation assets within the site or in close proximity. It is however bounded by hedgerows in varied condition which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with wider landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Biodiversity Mapping Report also identifies that there are "long term opportunities to improve the management of and link between existing grasslands along the Kingston Brook and to the edge of East Leake" (ref 180).
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/EL/003	Site name	Brook Furlong Farm

Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Access via Stonebridge Drive may be possible, however road is narrow and may not be of adequate width to serve more development unless an emergency access is provided.
Accessibility	Nearest bus stop, for the Navy 1 line, lies at the end of Stonebridge Drive, approximately 500 metres from the site.
Other issues	
Agricultural land	The site is identified as Grade 2 (BMV) with a small area to the south classified as Grade 4.
Deliverability	Site is being promoted by a land agent. No developer attached.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant biodiversity, heritage, flood risk or highways access issues. It is however identified as Grade 2 (best and most versatile) agricultural land. Planning application refused for part of the site for 95 dwellings (19/00288/OUT)

East Leake

Site reference	SHLAA/EL/004	Site name	Land off Rempstone Road (north)

Parish/town	East Leake	Site area (hectares)	12.5	Brownfield or greenfield	
Dwelling capacity	282	Density (dwellings/hectare)	19	Greenfield	
Site source	Planning Application	Planning reference	16/01881/OUT 20/02300/REM 21/03223/FUL	Type of site	
Allocated site reference	Policy 3.2	Status	Under Construction - over 50% of dwellings completed	Adjoining key settlement	
Number of dwellings remaining	68	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Allocated site in the Local Plan Part 2. Under construction and well underway by a national housebuilder.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Allocated site in the Local Plan Part 2. Under construction and well underway by a national housebuilder.

East Leake

Site reference SHLAA/EL/005 **Site name** Land to the south of Rempstone Road

Parish/town	East Leake	Site area (hectares)	31	Brownfield or greenfield	
Dwelling capacity	500	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is in Flood Zone 1, but a small area faces low to medium surface water flood risk annually.
Landscape assessment	LVIA aggregate score of 57/100. The site consists of three arable fields on the south-western tip of the village of East Leake and forms part of a ridgeline which contains the village from the south. There is a low landscape value in the study area due to the lack of both conservation and recreation interests. The landscape susceptibility is medium owing to the site forming an illogical finger of development which also brings housing onto the ridgeline and increases the prominence of the settlement as a whole in its surroundings. There is, however a low landscape sensitivity overall when taking into account the low landscape value. There are long views within the study area, but otherwise a low visual value. The site forms part of the rural setting for the village and the ridgeline setting and medium number of potential receptors contributes to a medium visual susceptibility. Overall, the visual sensitivity is low. Site is located on the Rempstone Road Ridge Line where Neighbourhood Plan Policy E1 restricts development that breaks the skyline.
Green Infrastructure	The site does not contain GI or open space assets. There are limited opportunities to incorporate significant GI, beyond amenity spaces.
Historic Environment	No designated or non designated heritage assets identified within or near to the site.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Issues with sustainability given distance from Village Centre, cumulative impact on nearby junctions, visibility from Rempstone Road onto Loughborough Road, and width of Rempstone Road beyond site.
Accessibility	Nearest bus stop, for the Navy 1 line, lies at the end of Kirk Ley Road, directly opposite the site. Further bus stops are east of the site on Rempstone Road which provide further access to the Navy 1 bus route. The site is beyond the 1.25km walking distance from the

Site reference	SHLAA/EL/005	Site name	Land to the south of Rempstone Road

	village centre and therefore contrary to the adopted Neighbourhood Plan.
Other issues	
Agricultural land	The site is identified as Grade 2 (BMV).
Deliverability	The site is being promoted for development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Land is not constrained by significant heritage or biodiversity issues. Highways infrastructure on Rempstone Road/Loughborough Road will require improvement. Site is beyond the 1.25km walking distance from the village centre and therefore contrary to the adopted Neighbourhood Plan. It also sits atop a ridgeline identified in the Neighbourhood Plan.

East Leake

Site reference SHLAA/EL/007 **Site name** Land off West Leake Road

Parish/town	East Leake	Site area (hectares)	49	Brownfield or greenfield	
Dwelling capacity	515	Density (dwellings/hectare)	12	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	18/02692/OUT 19/02319/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	740	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Northern part of site is at risk of flooding from the Kingston Brook. Small parts of the site are at a medium to high risk of surface water flooding.
Landscape assessment	NW02 – East Leake Rolling Farmland. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features.
Green Infrastructure	Site offers opportunities to provide accessible multifunctional GI.
Historic Environment	No designated or non designated heritage assets within or in close proximity of the site.
Nature conservation	West Rushcliffe District Disused Railway is a Local Wildlife Site, abuts the eastern boundary of the site. Uncommon species of botanical and zoological importance.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Unknown if access can be achieved.
Accessibility	Nearest bus stop over 1km away on Main Street. Served by the Navy Line which runs 3 times per hour during the day. The site is beyond the 1.25km walking distance from the village centre and therefore contrary to the adopted Neighbourhood Plan.
Other issues	The site is beyond the built area of the settlement as defined by policy E1 of the East Leake Neighbourhood Plan where development will only be permitted where strong justification provided and only where it respects the linear pattern of West Leake Road.
Agricultural land	Grade 2 and 3.
Deliverability	The site is being promoted for development.

Site reference	SHLAA/EL/007	Site name	Land off West Leake Road

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Outline planning permission refused twice for most of the site that lies to the south of West Leake Road as contrary to spatial strategy, the locational strategy in the East Leake neighbourhood plan, access issues and landscape harm. The majority of the site is not constrained physically, however, the southern part of the site is on land that rises quite steep. Parts of the site is BMV agricultural land. It is unknown if access can be achieved and the local road network could accommodate this scale of development. West Leake Road is narrow, there is a low bridge between the main part of the settlement and the site itself, and is a rural country road when travelling west.

East Leake

Site reference	SHLAA/EL/008	Site name	Sharpley Drive Garage Block

Parish/town	East Leake	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	Site not suitable for development given configuration of neighbouring uses and site size
Agricultural land	
Deliverability	Site not suitable for development given configuration of neighbouring uses and site size

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site not suitable for development given configuration of neighbouring uses and site size

East Leake

Site reference	SHLAA/EL/009	Site name	De Ferrers Close Garage Block

Parish/town	East Leake	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site not suitable for development due to site configuration, flood risk and configuration of neighbouring properties.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site not suitable for development due to site configuration, flood risk and configuration of neighbouring properties.

East Leake

Site reference	SHLAA/EL/010	Site name	Bley Avenue Garage Block

Parish/town	East Leake	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	67	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is not being promoted for development.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	The site is not being promoted for development.

East Leake

Site reference	SHLAA/EL/011	Site name	Maple Close Garage Block 1

Parish/town	East Leake	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site too small to accommodate any form of development.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site too small to accommodate any form of development.

East Leake

Site reference	SHLAA/EL/012	Site name	Maple Close Garage Block 2

Parish/town	East Leake	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site too small to accommodate any form of development.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site too small to accommodate any form of development.

East Leake

Site reference SHLAA/EL/013 **Site name** Land south of Costock Road

Parish/town	East Leake	Site area (hectares)	0.6	Brownfield or greenfield	
Dwelling capacity	22	Density (dwellings/hectare)	37	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	19/02205/FUL	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	22	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site has a high risk of surface water flooding.
Landscape assessment	NW02 – East Leake Rolling Farmland. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features.
Green Infrastructure	Site offers opportunities to protect and enhance green infrastructure such as hedgerows.
Historic Environment	No assets located within or near to the site.
Nature conservation	No protected sites are located within or near to the site.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Unknown if access can be achieved.
Accessibility	Nearest bus stop, for the Navy 1 line, is on Gotham Road, some 0.4 km from the site. These services run 2-3 times per hour between Loughborough and Nottingham. Site is within the 1.25km walking distance from the village centre required within the Neighbourhood Plan.
Other issues	
Agricultural land	Grade 2.
Deliverability	The site is being promoted by an agent on behalf of a house builder.

Site reference	SHLAA/EL/013	Site name	Land south of Costock Road

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Potential dwelling capacity adjusted from the submission due to size of site and comments made by an Inspector on a planning appeal. Planning permission refused on appeal as the proposal conflicts with the current locational strategies contained within the Local Plan and the neighbourhood plan, character and appearance and infrastructure.

East Leake

Site reference SHLAA/EL/014 **Site name** LRO 1a - 5 And To Side Of 5 West Leake Rd

Parish/town	East Leake	Site area (hectares)	0.75	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	6	Greenfield	
Site source	Planning Application	Planning reference	08/01638/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Development commenced. One unit complete, however development has ceased. Not considered deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Development commenced. One unit complete, however development has ceased. Not considered available therefore not achievable.

East Leake

Site reference	SHLAA/EL/015	Site name	53 St Marys Crescent

Parish/town	East Leake	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01405/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Planning permission for minor residential development.				

East Leake

Site reference	SHLAA/EL/016	Site name	1A Costock Road

Parish/town	East Leake	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00650/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Adjoining key settlement	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Conversion from HMO to 4no. apartments and part ground floor change of use to shop, cafe/restaurant and financial/professional services (Use Class a, b and c). Three storey rear extension and 2nd floor extension including proposed roof reconfiguration/raised roof. Alterations to doors and fenestration. New windows to first floor side elevations. New shop front to front elevation. Bike and bins store and patios to

Site reference	SHLAA/EL/016	Site name	1A Costock Road

rear. Associated parking. Under construction

East Leake

Site reference	SHLAA/EL/017	Site name	Sheep Wash, Castle Hill

Parish/town	East Leake	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	08/00986/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted in Jan 09. Development commenced but construction has ceased. Not considered deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Full planning permission granted in Jan 09. Development commenced but construction has ceased. Not considered deliverable or developable.

East Leake

Site reference	SHLAA/EL/018	Site name	18 Station Road

Parish/town	East Leake	Site area (hectares)	0.27	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	4	Greenfield	
Site source	Planning Application	Planning reference	11/00227/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission lapsed with no recent planning activity. No new applications received. Not considered deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission lapsed with no recent planning activity. No new applications received. Not considered deliverable or developable.

East Leake

Site reference SHLAA/EL/019 **Site name** Land east of Stonebridge Drive (smaller)

Parish/town	East Leake	Site area (hectares)	4.05	Brownfield or greenfield	
Dwelling capacity	65	Density (dwellings/hectare)	16	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	19/00288/OUT	Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	65	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Majority of site is in flood zone 2/3. The same area is at risk from surface water flooding.
Landscape assessment	LVIA aggregate score 52/100. The site is comprises two fields used for equestrian grazing with mature vegetated boundaries on the eastern edge of East Leake. Despite the proximity of East Leake conservation area, there is a low landscape value within the study area; this is contributed to by the degree of human detractors and lack of tranquillity. Development of the site would extend the settlement beyond the existing urban edge and form a potentially illogical extension to the village, although no notable key characteristics would be lost. This factors into a low landscape susceptibility. The landscape sensitivity is also low overall. In terms of visual value, the site has recreational value but little else. There is a low visual susceptibility arising from the site being generally obscured from view by mature boundary vegetation. Overall there is a low visual sensitivity.
Green Infrastructure	Opportunity to for a new development to incorporate measures to maximise GI opportunities with the Kingston Brook lying approximately 50 metres to the south of the site.
Historic Environment	East Leake Conservation Area located approximately 350 metres from the site (as the crow flies). No other recorded heritage assets within or in close proximity to the site.
Nature conservation	Kingston Brook is identified in the Biodiversity Opportunity Map as a potential river restoration project. This lies approximately 50 metres to the south of the site. No identified nature conservation assets within the site or in close proximity. It is however bounded by hedgerows in varied condition which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with wider landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Biodiversity Mapping Report also identifies that there are "long term opportunities to improve the management of and link between existing grasslands along the Kingston Brook and to the edge of East Leake" (ref 180).
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/EL/019	Site name	Land east of Stonebridge Drive (smaller)

Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Access via Stonebridge Drive may be possible, however road is narrow and may not be of adequate width to serve more development unless an emergency access is provided.
Accessibility	Nearest bus stop, for the Navy 1 line, lies at the end of Stonebridge Drive, approximately 500 metres from the site.
Other issues	
Agricultural land	The site is identified as Grade 2 (BMV) with a small area to the south classified as Grade 4.
Deliverability	Site is being promoted by a landowner.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant biodiversity, heritage, flood risk or highways access issues. It is however identified as Grade 2 (best and most versatile) agricultural land. Planning application refused for part of the site for 90 dwellings (19/00288/OUT).

East Leake

Site reference SHLAA/EL/020 **Site name** Land at Loughborough Road, East Leake

Parish/town	East Leake	Site area (hectares)	14.3	Brownfield or greenfield	
Dwelling capacity	220	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	220	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is identified as a local green space in the East Leake Neighbourhood Plan therefore has the same status as green belt
Flood Risk	Majority in Flood Zone 1 (low risk); small areas near Sheepwash Brook in Zones 2 & 3 excluded from development; minor surface water risk near brook.
Landscape assessment	NW02 – East Leake Rolling Farmland The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features (LCA 2009).
Green Infrastructure	Opportunity to for a new development to incorporate measures to maximise GI opportunities.
Historic Environment	East Leake Conservation Area located approximately 350 metres from the site (as the crow flies). HER identifies two possible building platforms in the NE corner. Headland and boundary bank in the NE. Ridge and furrow with two mounds formed by ridges meeting slightly out of alignment
Nature conservation	The site is bounded by hedgerows in varied condition which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with wider landscape objectives within Biodiversity Opportunity Mapping Report.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	Direct access to Loughborough Rd. No footpaths along this section of Loughborough Road
Accessibility	Nearest bus stop, for the Navy 1 line, lies within the village centre, approximately 500 metres from the site.
Other issues	Topography in this location means that the site lies beyond a ridgeline.

Site reference	SHLAA/EL/020	Site name	Land at Loughborough Road, East Leake

Agricultural land	Grade 2 and 3.
Deliverability	

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The main constraints in relation to this site are that the site is allocated as a local green space in the East Leake Neighbourhood Plan, is beyond a ridgeline and has sone non designated heritage asset value in regards to ridge and furrow.

East Leake

Site reference	SHLAA/EL/027	Site name	Former Micropropagation

Parish/town	East Leake	Site area (hectares)	0.82	Brownfield or greenfield	
Dwelling capacity	24	Density (dwellings/hectare)	29	Brownfield	
Site source	Planning Application	Planning reference	14/02616/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Outline planning permission expired. No further permissions sought. Not considered deliverable within 5 years.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Outline planning permission expired. No further permissions sought. Not considered deliverable within 5 years.

East Leake

Site reference SHLAA/EL/032 **Site name** The Rectory, 3 Bateman Road

Parish/town	East Leake	Site area (hectares)	0.23	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	16/01979/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted for minor residential development which has now expired

Suitability	Suitable	Availability	Not available	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Full planning permission granted for minor residential development - expired Some time ago. Not available

East Leake

Site reference SHLAA/EL/034 **Site name** 28 Main Street

Parish/town	East Leake	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	44	Brownfield	
Site source	Planning Application	Planning reference	24/00810/FUL 24/00810/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

East Leake

Site reference SHLAA/EL/035 **Site name** Land to the rear of Burton Walk

Parish/town	East Leake	Site area (hectares)	0.8	Brownfield or greenfield	
Dwelling capacity	16	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	Small area of the site to the south is within Flood zone 2/3.
Landscape assessment	NW02 – East Leake Rolling Farmland. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength of the area is strong. The area has a strong intact rural character with arable pasture farming, prominent small woodlands, villages and a network of farmsteads key features.
Green Infrastructure	The area lies broadly within the Kinston Brook Green Infrastructure corridor. Opportunities identified within this corridor include improved flood mitigation.
Historic Environment	There are no identified features of historic interest.
Nature conservation	The site is not one of nature conservation importance. There are hedgerows around the site and hedgerows are identified as a LBAP priority habitat. A small copse exists to the west of the site.
Air quality/contamination	The site is not within or within proximity to and Air Quality Management Area
Community facilities	Full range of facilities exist within East Leake. The village is a key settlement with a local centre that includes convenience (local supermarket) and a number of comparison shops, public houses and fast food establishments. The village also benefits from a library and a leisure centre.
Highways and accesss	No direct access to highway network.
Accessibility	Navy 1 runs along Kirk Ley Road approximately every 20 minutes during the daytime Monday-Saturday.
Other issues	
Agricultural land	Provisional Agricultural Land Classification grade 2
Deliverability	The site is being promoted by the landowner, however access to the site would require third party land.

Site reference	SHLAA/EL/035	Site name	Land to the rear of Burton Walk

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site lies within the countryside adjacent to East Leake. Main barrier to delivery is that the site cannot presently be accessed.

Elton-on-the-Hill

Site reference SHLAA/ELT/002 **Site name** Oak Tree Barn, Sutton Lane

Parish/town	Elton-on-the-Hill	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00391/FUL 24/00267/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Elton-on-the-Hill

Site reference	SHLAA/ELT/003	Site name	Land south of Elton Manor

Parish/town	Elton-on-the-Hill	Site area (hectares)	0.67	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	1	Greenfield	
Site source	Planning Application	Planning reference	18/01614/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		
Overall summary	Planning permission expired				

Elton-on-the-Hill

Site reference SHLAA/ELT/004 **Site name** Land Between Old Rectory and Rectory Bungalow

Parish/town	Elton-on-the-Hill	Site area (hectares)	0.13	Brownfield or greenfield	
Dwelling capacity		Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01538/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years

Suitability	Could be suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Outline planning permission for erection of a new dwelling and associated access arrangements with all other matters reserved.

Flintham

Site reference SHLAA/FLI/001 **Site name** Flintham Islamic Institute

Parish/town	Flintham	Site area (hectares)	2.3	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)	39	Mixed	
Site source	Planning Application	Planning reference	15/03060/OUT 24/00981/OUT	Type of site	
Allocated site reference	LP2 Policy 24	Status	Planning application under consideration	Adjoining other village	
Number of dwellings remaining	90	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	The site is not located within the Green Belt.
Flood Risk	The land is within Flood zone 1. It is not at risk of surface water flooding.
Landscape assessment	Site has not been assessed within the Local Plan Part 2 LVIA.
Green Infrastructure	Site has small areas of natural greenspace (woodland). The limited size of the site prevents provision of GI beyond natural green space and amenity areas.
Historic Environment	There are no heritage assets within or in close proximity of the site.
Nature conservation	There are no designated nature conservation assets within the site. Nearest designated site is Flintham Park LWS. This is 130m south west of the site. Phase 1 habitat survey identified broadleaf woodland, scrub and semi-improved neutral grassland. These are LBAP habitats.
Air quality/contamination	The site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Flintham has limited community facilities. It has a primary school, Village Hall, museum, a small community shop (which is open during limited hours) and pub.
Highways and accesss	The Highway Authority does not envisage that this development will compromise the operational capacity of nearby junctions. Speeds should be reduced with the 30mph extended to slip road onto the A46. No significant concerns. Visibility splays required. Contributions to improving nearby bus stops may be sought.
Accessibility	The site is a 10 minute walk from the nearest bus stop on Coneygrey Spinney which provides an hourly service to Nottingham or Newark and is also around a 15 minute walk to Flintham centre, which has a limited number of facilities.
Other issues	
Agricultural land	Site is previously developed. Not classified as agricultural land.
Deliverability	The site is allocated in the Local Plan Part 2. Outline application expired in 2019. A fresh outline application for 114 dwellings (24 dwellings above the allocation) was submitted in 2024 and is pending determination. A cautious approach to site delivery and capacity

Site reference	SHLAA/FLI/001	Site name	Flintham Islamic Institute

	has therefore been taken.

Suitability	Suitable	Availability	Available 6-10 years	Achievability	Achievable 6-10 years
Delivery Period	3 Years	Delivery	5 Year Tranche - 6-10 Years		

Overall summary	The site is allocated in the Local Plan Part 2. Outline application expired in 2019. A fresh outline application for 114 dwellings (24 dwellings above the allocation) was submitted in 2024 and is pending determination. A cautious approach to site delivery and capacity has therefore been taken.

Flintham

Site reference SHLAA/FLI/002 **Site name** Land South of Main Street

Parish/town	Flintham	Site area (hectares)	0.8	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is at low to medium risk from Surface Water flooding.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Hedgerows should be retained and enhanced.
Historic Environment	Site is located within the conservation area and is identified as a positive open space. Hedgerow along road and track identified as a significant hedgerow. Pinfold is a grade II listed structure and lies adjacent to the site.
Nature conservation	Hedgerow and grassland are priority habitats
Air quality/contamination	Not within or in proximity to an air quality management area.
Community facilities	Flintham has limited community facilities. It has a primary school, Village Hall, museum, a small community shop (which is open during limited hours) and pub.
Highways and accesss	Unknown.
Accessibility	The site is some distance away from the main facilities and is also approximately a 15 minute walking distance of bus stops which are served by the no. 354 bus four times a day Monday-Saturday to Newark and Bingham.
Other issues	
Agricultural land	Grade 2 (Very good)
Deliverability	No known house builder.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/FLI/002	Site name	Land South of Main Street

Delivery Period	N/A	Delivery	Non Deliverable or Developable

Overall summary

There are a number of significant challenges in developing this site. Firstly, the conservation area townscape appraisal identified the whole of the site as a positive open space within the conservation area and the hedgerow that abuts the main road is identified as significant. Secondly, Pinfold lies adjacent to the site and is listed and development could adversely affect the setting of a designated heritage asset. The site is located some distance from any facilities of note and development of the site. The village is largely linear in fashion whereas this site has depth to it. Development would be contrary to open countryside policy as it is not located within the settlement. The spatial policy of the Core Strategy, and Local Plan Part 2 focuses future development in the Borough on West Bridgford, six main rural settlements and selected villages with a range of basic facilities across the Borough. This policy allows for limited infilling within settlements or exceptional need housing within and adjacent to smaller settlements where there is an identified need. Flintham has a limited range of facilities.

Flintham

Site reference	SHLAA/FLI/003	Site name	Grange Farm Town End Lane

Parish/town	Flintham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	20/00521/PAQ	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development and expired in the last 12 months. 11-15 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission granted for minor residential development and expired in the last 12 months. 11-15 years

Flintham

Site reference SHLAA/FLI/004 **Site name** The Stables, Town End Lane

Parish/town	Flintham	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	21/02588/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Flintham

Site reference SHLAA/FLI/016 **Site name** Main Street

Parish/town	Flintham	Site area (hectares)	1.18	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	22/02257/HYBRID	Type of site	
Allocated site reference		Status	Previously refused planning permission	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is at low to medium risk from Surface Water flooding.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Traditional orchard essential green infrastructure that should be retained and enhance, together with hedgerow.
Historic Environment	The Mowbray is situated across the road. Impact considered to be negligible in previous appeal decisions. The site is located within the conservation area, and is identified as a positive open space within it. In addition, the townscape appraisal also identifies an important vista from the road across the site and a significant hedge across its frontage.
Nature conservation	Hedgerow boundary and traditional orchard biodiversity priority habitats.
Air quality/contamination	Not within or in close proximity to an air quality management area.
Community facilities	Flintham has limited community facilities. It has a primary school, Village Hall, museum, a small community shop (which is open during limited hours) and pub.
Highways and accesss	Unknown.
Accessibility	The site is some distance away from the main facilities and is also approximately a 10 minute walking distance of bus stops which are served by the no. 354 bus four times a day Monday-Saturday to Newark and Bingham.
Other issues	
Agricultural land	Identified as lying within grade 2 agricultural land.
Deliverability	Promoted by landowner. No known developer involved. planning application (ref: 22/02257/HYBRID) dismissed on appeal.

Site reference	SHLAA/FLI/016	Site name	Main Street

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Whilst there are no significant technical reasons for the development of the site, there are a number of significant policy constraints that would be difficult to overcome which would question the site's suitability for development given the two appeal decisions. In particular, these primarily concern the impact of development on the setting of the conservation area. Planning application (ref: 22/02257/HYBRID) dismissed on appeal.

Flintham

Site reference SHLAA/FLI/018 **Site name** Land Adjacent to Police House, RAF Syerston

Parish/town	Flintham	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	48	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	48	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is at low to medium risk from Surface Water flooding.
Landscape assessment	The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Hedgerows should be retained and enhanced
Historic Environment	No built environment constraints identified.
Nature conservation	No designations. Site is used as a tree nursery. Hedgerows surround the site on some sides
Air quality/contamination	Not within or in proximity to an air quality management zone
Community facilities	Flintham has limited community facilities. It has a primary school, Village Hall, museum, a small community shop (which is open during limited hours) and pub.
Highways and accesss	Unknown
Accessibility	The site is a 10 minute walk from the nearest bus stop on Coneygrey Spinney which provides an hourly service to Nottingham or Newark and is also around a 15 minute walk to Flintham centre, which has a limited number of facilities.
Other issues	
Agricultural land	Not classified
Deliverability	Promoted on behalf of landowner. No known developer

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Site reference	SHLAA/FLI/018	Site name	Land Adjacent to Police House, RAF Syerston

Overall summary	The site is located beyond the built-up area of the settlement, within the countryside. Development would be contrary to open countryside policy as it is not located within the settlement. The spatial policy of the Core Strategy, and Local Plan Part 2 focuses future development in the Borough on West Bridgford, six main rural settlements and selected villages with a range of basic facilities across the Borough. This policy allows for limited infilling within settlements or exceptional need housing within and adjacent to smaller settlements where there is an identified need. Flintham has a limited range of facilities.

Gotham

Site reference SHLAA/GOT/001 **Site name** Land to the rear of former British Legion

Parish/town	Gotham	Site area (hectares)	1.1	Brownfield or greenfield	
Dwelling capacity	25	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	25	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Site is identified as GOT/B within Local Plan Part 2 Green Belt Review. The site is enclosed by development on two sides with the Community Centre and Sports Pavilion to the east and Telephone Exchange to the west (on the southern half of this boundary). Whilst these do not form the physical boundary between open countryside and the built up area, the presence of these existing features/boundaries reduce the Green Belt's importance against restricting sprawl and preventing the merging of settlements. The site should score lower overall, however the land has naturally regenerated and the site is countryside in character rather than settlement fringe. The overall score of 11 reflects land which is of low-medium Green Belt importance.
Flood Risk	Flood zone 1. EA map identifies a small area of the site as being at low risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 56/100. The site comprises one field with rough/ equestrian characteristics. There are some PRoW's within the study area with Gotham BW3 running along the sites south-western boundary. There are few conservational interests within the study area, none of which directly influence the site. There is an overall low landscape value within the study area due to some levels of degradation and a high degree of human influence. There is a medium susceptibility to change with a slight loss of rural character despite sites domesticated nature. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value. There is a medium number of potential receptors as the site is on the village edge. The overall visual susceptibility is medium due to the levels of visibility, particularly from the west and the site forming part of the settlement edge. Overall, there is low visual sensitivity.
Green Infrastructure	Site currently provides accessible natural greenspace for local residents. There is limited opportunity to retain or enhance this use given the size of the site and development proposed.
Historic Environment	There are no designated heritage assets within or in close proximity of this site. Old mineral railway line runs along the western boundary.
Nature conservation	Gotham Hill Pasture SSSI and LWS is 300m north and easily accessible via the track which borders the site. Site is notified due to its species-rich grassland. Unlikely that site could be adversely affected by the scale of this development. Advice from Natural England will confirm this. The Biodiversity Mapping Report identifies the site as being located within an area where the grassland should be improved in the short term. Whilst development would result in the loss of habitat, it could facilitate improvements (quality and connectivity) within remaining areas. Nottinghamshire County Council and Nottinghamshire Wildlife Trust highlight that the scrub and

Site reference	SHLAA/GOT/001	Site name	Land to the rear of former British Legion

	grassland may have ecological value.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	The track is adopted Highway, however it is currently considered unsuitable for residential use. Developer would need to provide a 4.8m carriageway, 2.0m footway and 0.7m service strip. Not sure if this possible within the existing extents of highway.
Accessibility	The site is within a 5 minute walk of the village centre which has basic facilities. Bus stops on Nottingham Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	Right of Way is adjacent to the site. Land itself is used by residents as an informal recreational area (dog walking etc.).
Agricultural land	Part of site is identified as Grade 3, although not in agricultural use.
Deliverability	Landowner's representation on LAPP Publication draft mean that the site is available for development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The positives in relation to the site are that it is of low landscape value and low-medium green belt importance when assessed against the purposes for including land within it. It is close to most of the villages facilities and the main bus route. The negatives against the site are that it may have ecological value and provides for a green corridor out of the village north toward Gotham Hills. Gaining access to the site would also be difficult unless third party land could be acquired. Public Bridleway would need to be incorporated if site is allocated for development. Site recommended as a preferred housing site in the Gotham Neighbourhood plan should further housing allocations be necessary in future plan reviews.

Gotham

Site reference SHLAA/GOT/002 **Site name** Land north of Kegworth Road/Home Farm (west)

Parish/town	Gotham	Site area (hectares)	2.5	Brownfield or greenfield	
Dwelling capacity	58	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	50	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	GOT2 comprises the western two thirds of site GOT/A in the Green Belt Review. The enclosure of this parcel of Green Belt land on three sides and its robust rear boundary significantly reduces its performance against the purposes of checking unrestricted sprawl and the prevention of merging. The enclosure of the site by prominent residential developments reduce its performance against the purpose of safeguarding countryside. Whilst the land is important to the setting of the former school (Grade II listed) and Home Farm (a local interest building) this does not increase its Green Belt above a low-medium importance. This is reflected in a score of 11.
Flood Risk	Flood zone 1.
Landscape assessment	Aggregate LVIA score: 62/100. The site comprises one field sub-divided for equestrian purposes with areas of well and poorly managed character. There are some PRoW with Gotham FP2 running along the western boundary of the site and intersecting FP22 which runs adjacent to the sites northern boundary. There are few conservational interests within the study area. There is an overall medium landscape value within the study area due to a combination of well managed and degraded spaces. There is a low susceptibility to change with the perception of development as infill. The sensitivity of the landscape character is low overall. Visually, there are some benches and picnic areas along FP22, as well as signs of recent improvements and usage. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is medium partly due to open views from the south. Overall, there is medium visual sensitivity.
Green Infrastructure	Site is proposed as local green space in the Gotham Neighbourhood Plan. A right of way borders the site and permissive pedestrian route follows the old minerals line behind. These provide access to the wider countryside, including Gotham hill. Direct access to these routes should be provided. Given the scale of development there are limited opportunities for significant onsite GI, beyond linked amenity space/natural green space.
Historic Environment	The old school is Grade II Listed and Home Farm is a local interest building. The development of this field would adversely affect the setting of these historic assets, especially Home Farm which has a historic relationship with the neighbouring land. Ridge and furrow, trackway and mound - possibly mill mound given size and position near the brow of the hill. Ridge and Furrow not pronounced.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature

Site reference	SHLAA/GOT/002	Site name	Land north of Kegworth Road/Home Farm (west)

	hedgerows which are a LBAP habitat. Pasture may contain locally valuable neutral grassland species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report (BOMR). BOMR also identifies the neighbouring former minerals line as connection between grassland sites. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	No issues, subject to achieving visibility.
Accessibility	The site is within a 5 minute walk of the village centre which has basic facilities. Bus stops on Nottingham Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	
Agricultural land	Site is classified as grade 3 agricultural land
Deliverability	Promoted on behalf of landowner during further options consultation, although agent is no longer promoting the site therefore uncertain on availability.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The positives in relation to the site are that it is of low-medium green belt importance when assessed against the purposes for including land within it. It is reasonably close to most of the villages facilities and the main bus route. Highways have indicated that access could be achieved to the site subject to visibility. On the other side, the site is of medium landscape value, and development of the site could cause a degree of harm to designated and non-designated heritage assets. The site is designated as a local green space in the Gotham Neighbourhood Plan. Due to this designation very special circumstances would need to exist in order for the site to be suitable for development.

Gotham

Site reference	SHLAA/GOT/003	Site name	Land at Redroofs Moor Lane

Parish/town	Gotham	Site area (hectares)	0.18	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	21/01177/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction.

Gotham

Site reference SHLAA/GOT/004 **Site name** Land South of Pygall Avenue

Parish/town	Gotham	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	55	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	50	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	Flood zone 1. EA map identifies the south east corner of the site as being at high risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 46/100. The site is made up of two fields with rough/ equestrian characteristics. There are some PRoW's within the study area but none which directly influence the site. There are few conservational interests within the study area, with one listed building situated on the south-eastern corner of the site boundary. There is an overall low landscape value within the study area due to a combination of some degraded spaces and high levels of human influence. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is low partly due to the site being unimportant to visual amenity. Overall, there is low visual sensitivity.
Green Infrastructure	The site is proposed to be allocated as a local green space in the Gotham Neighbourhood plan. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure. If allocated and developed as part of a larger housing scheme, greater opportunities to include GI and open space exist.
Historic Environment	There are no designated heritage assets within or in close proximity of this site. Evidence of Ridge and Furrow to the west of the site and an undated bank feature to south.
Nature conservation	Gotham Disused Railway Line LWS (woodland) borders the site on its western boundary. The LWS separates the site from Gypsum Way. It is bounded by established mature hedgerows which are a LBAP habitat. The pasture is identified as existing grassland within the Biodiversity Opportunity Mapping Report (BOMP) and may contain locally valuable neutral grassland species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated
Air quality/contamination	Site is not within an AQMA.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.

Site reference	SHLAA/GOT/004	Site name	Land South of Pygall Avenue

Highways and accesss	Likely to be acceptable, provide existing road width is greater than 4.8m
Accessibility	The site is within a 5 minute walk of the village centre which has basic facilities. Bus stops on Nottingham Road/Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	
Agricultural land	Site is identified as Grade 3.
Deliverability	Site promoted on behalf of landowner and land promoter.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site has been adjudged to have low landscape value. The site is within walking distance of most facilities and is five minutes away from the main bus route. Access could be provided to the site provided Hall Drive is wider than 4.8 Metres. Negatives in relation to the site include impact on non designated heritage assets. Northern field contains ridge and furrow of intermittent quality. Site adjacent to Local Wildlife Site. Site is identified a local green space within the Gotham Neighbourhood Plan. As such this is a significant policy constraint to development and very special circumstances would need to be demonstrated to justify its development.

Gotham

Site reference	SHLAA/GOT/005	Site name	Land east of Gypsum Way/The Orchards

Parish/town	Gotham	Site area (hectares)	4.5	Brownfield or greenfield	
Dwelling capacity	96	Density (dwellings/hectare)	18	Mixed	
Site source	Housing Allocation	Planning reference	19/02915/FUL	Type of site	
Allocated site reference	LAPP policy 9	Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	96	Source of number of dwellings	Development Plan Document	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted and site is now under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission granted and site is now under construction

Gotham

Site reference SHLAA/GOT/006 **Site name** Land east of Leake Road

Parish/town	Gotham	Site area (hectares)	5.8	Brownfield or greenfield	
Dwelling capacity	120	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	120	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	This site is identified as GOT/D in the Green Belt Review. The open countryside character of the land results in the Green Belt designation performing well against the purposes of checking unrestricted sprawl and safeguarding the countryside from encroachment. The existence of development along Leake Road and the absence of significant heritage issues however reduce the Green Belts overall importance. The land scores 13 reflecting a site which is within the higher range of sites that are of low-medium Green Belt importance.
Flood Risk	Flood zone 1. EA map identifies land within the northern area of the site as being at medium and low risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 55/100. The site comprises an arable field which lies immediately east of Leake Road and to the south of the main village of Gotham. On of the key characteristics of the site is the role that it plays in forming both part of the rural setting to and southern approach of Gotham village. The study area has a low landscape value, due in part to the detractors in the surrounding area such as the gypsum works and pylons. However, there is a medium landscape susceptibility, which is due to the development of the site extending the village into its strong rural setting, and erosion of the rural southern approach to the village itself. Overall, the landscape sensitivity is low. in visual terms, there is little of visual value. However, the site forms part of the rural outlook for adjacent residential properties and is fairly open - these factors feed into a medium visual susceptibility. The visual sensitivity is overall low in this location.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure.
Historic Environment	There are no recorded heritage assets within the site. The historic core of the village, including the church, rectory and their grounds are however adjacent to the site. The development of the site would affect the setting when approaching along Leake Road.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP habitat and ditch. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. In accordance with the BOMR, the ditch should also be buffered to avoid diffused water pollution, connect water bodies and to protect or enhance biodiversity. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/GOT/006	Site name	Land east of Leake Road

Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	No significant constraints. Would require new footway connecting back to Gotham. Would wish to see frontage development to decrease vehicle speeds.
Accessibility	The site is within a 5 minute walk of the village centre which has basic facilities. Bus stops on Nottingham Road/Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	
Agricultural land	Site is identified as Grade 3.
Deliverability	Site is being promoted by landowner therefore it is considered to be available for development subject to it being allocated.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is assessed as being of low to medium Green Belt importance when considered against the purposes for including land within it. The site is within reasonable walking distance to most facilities and its frontage is served by a regular bus service. No highways constraints. The site is assessed to be of low landscape value, but of medium susceptibility. Development may lead to erosion of strong rural setting of this part of the village.

Gotham

Site reference SHLAA/GOT/007 **Site name** Land east of Hill Road

Parish/town	Gotham	Site area (hectares)	8.3	Brownfield or greenfield	
Dwelling capacity	100	Density (dwellings/hectare)	12	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	100	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The LAPP Green Belt Review scored 13 reflecting a Green Belt area that is of low-medium Green Belt importance. Although this parcel of Green Belt land is a significant size, it is contained by robust and permanent road boundaries and is located between residential development on Hill Road and industrial estate on Gypsum Way. The land scored poorly against merging as there are no settlements south of Gotham within the Green Belt and the presence of national grid power lines reduce the lands rural character.
Flood Risk	Flood zone 1. Small area adjacent to Leake Road is identified by the EA as being at low to medium risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 62/100. The site comprises a medium sized parcel of land with pastoral characteristics situated adjacent to the junction between Leake Road and Gypsum Way bypass. There is a network of PRoW's within the study area, particularly to the east of Gotham, with Gotham BW14 running along the sites western boundary. There are very few conservational interests within the study area comprising a handful of listed buildings but little else. There is an overall low landscape value within the study area due to a combination of some degraded spaces, scenic quality interrupted by industry and busy road network. There is a high susceptibility to change with a perceived change in the shape of development, disrupting the existing linear settlement pattern with increased urbanisation. The sensitivity of the landscape character is medium overall. Visually, there are no indicators of value present. There are a low number of potential receptors as the site is removed from the majority of the settlement. The overall visual susceptibility is medium due to the site being part of the rural setting and visual amenity. Overall, there is low visual sensitivity.
Green Infrastructure	Grass verge along side of the road identified in the neighbourhood plan as a local green space. Significant tree belt and hedgerows which border the site provide natural greenspace and wildlife corridors. Land offers opportunities to include open space, natural greenspace and green corridors which link into the wider rights of way network.
Historic Environment	There are no recorded heritage assets within or in close proximity of this site.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows/tree belts and a ditch/stream which are a LBAP habitats. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. In accordance with the BOMR, the ditch should also be buffered to avoid diffused water pollution, connect water bodies and to protect or enhance biodiversity. Adverse effects should be avoided, mitigated or as a last resort compensated.

Site reference	SHLAA/GOT/007	Site name	Land east of Hill Road

Air quality/contamination	Site is not within an AQMA.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	Hill Road is private and therefore unlikely to be suitable, would not wish to see access off of Gypsum Way, hence Leake Road is the only suitable option. As this road is 30mph in this location unlikely to present a problem. We would wish see the links back into Gotham improved as the footway fronting the site is substandard.
Accessibility	The site is within a 10-15 minute walk of the village centre which has basic facilities. Bus stops on Nottingham Road/Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	Half of RBC/GOT/007 is being promoted for employment. Electricity pylons cross the site.
Agricultural land	Site is identified as Grade 3.
Deliverability	Site is being promoted by landowner therefore it is considered to be available for development subject to it being allocated.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is identified as being of low-medium green belt importance when assessed against the purposes for including land within it. Access is considered possible of Leake Road, however Highways consider that links back to the village would need to be improved. The grass verge along the majority of the perimeter of the site is also designated green space in the adopted NP. The site is furthest away from facilities, however it is adjacent to the main bus route. The site has low landscape value but medium sensitivity. There are two sets of electricity pylons that cross the site (large and smaller).

Gotham

Site reference SHLAA/GOT/008 **Site name** Land south of Moor Lane.

Parish/town	Gotham	Site area (hectares)	0.7	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The land is enclosed by development on three sides with residential development on the opposite side of Moor Lane and the new properties at Manor Farm. This prevents sprawl and, if developed, there would be no reduction in the distance between Gotham and settlements to the south. The presence of a robust boundary to the south provides added security against unrestricted sprawl. The absence of inappropriate development indicates the Green Belt designation has safeguarded the countryside form encroachment, however the edge of Gotham is an overriding feature and this reduces the importance of safeguarding this area of countryside. Because of these factors the land scored 9 and is of low Green Belt importance.
Flood Risk	Flood zone 1.
Landscape assessment	Aggregate LVIA score: 42/100. The site comprises one pastoral field located immediately west of Moor Lane. There is a network of PRoW's within the study area, particularly to the east of Gotham, none of which directly influence the site. There are very few conservational interests within the study area comprising a handful of listed buildings but little else. There is an overall low landscape value within the study area due to infrastructure usages and equestrian characteristics detracting from scenic quality. There is a low susceptibility to change with the perception of infill development and an extension of existing urban form. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There are a low number of potential receptors. The overall visual susceptibility is low as the site is unimportant to the visual amenity. Overall, there is low visual sensitivity.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure. Hedgerows should be retained as wildlife corridors/buffers.
Historic Environment	There are no recorded heritage assets within or in close proximity of this site. Proximity to Gotham Conservation Area.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows and a ditch/stream, both of which are a LBAP habitats. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. In accordance with the BOMR, the ditch should also be buffered to avoid diffused water pollution, connect water bodies and to protect or enhance biodiversity. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/GOT/008	Site name	Land south of Moor Lane.

Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	No objection in principle, however achieving the requisite visibility at the access may prove difficult due to vegetation and level difference between the site and Moor Lane.
Accessibility	The site is within a 5 minute walk of the village centre which contains a basic range of facilities. Bus stops on Nottingham Road/Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	Representations indicate that there may be a covenant on the site in order to prevent its development.
Agricultural land	The site is identified as being Grade 3 agricultural land.
Deliverability	Site is being promoted by landowner therefore it is considered to be available for development subject to it being allocated.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The positives in relation to the site is that it is of low importance when assessed against the purposes of including land within it. The site has low landscape value. It is within reasonable walking distance of most facilities within Gotham, and also the regular bus service. The negatives in relation to the site relate to the difficulty in achieving adequate access to the site which allows for requisite visibility. Possible covenant that would restrict the site's deliverability. This has not been evidenced however so it is not considered appropriate to assess the site as unavailable or unachievable.

Gotham

Site reference SHLAA/GOT/009 **Site name** Rushcliffe Gateway – Manufacturing & Logistics Campus

Parish/town	Gotham	Site area (hectares)	Approx 66	Brownfield or greenfield	
Dwelling capacity		Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Pre-Application discussion for residential underway	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings		Site on Brownfield Register	☐

Green Belt	Within the Green Belt.
Flood Risk	Flood Zone 1. Small parts of site are at risk from surface water flooding.
Landscape assessment	The overall landscape strategy is 'Conserve'. The landscape condition is good. The character strength of the area is strong. The hills are distinctive and consistent features across the landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground (LCA 2009).
Green Infrastructure	The Green Infrastructure Framework identifies that there are currently no publicly accessible green infrastructure assets within the area. However, the site is adjacent to a substantial area of woodland, which is not currently accessible to the public.
Historic Environment	
Nature conservation	
Air quality/contamination	Site is not within an AQMA.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	
Accessibility	Direct Access to A53 Remembrance Way.
Other issues	
Agricultural land	Grade 3.
Deliverability	

Suitability		Availability	Available now - 1 to 5 years	Achievability	
Delivery Period		Delivery	5 Year Tranche - 0-5 Years		

Site reference	SHLAA/GOT/009	Site name	Rushcliffe Gateway – Manufacturing & Logistics Campus

Overall summary	

Gotham

Site reference SHLAA/GOT/013 **Site name** Land west of Hill Road

Parish/town	Gotham	Site area (hectares)	2.0	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)	0	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings		Site on Brownfield Register ☐	

Green Belt	The site lies within the Green Belt. Not appraised in any detailed Green Belt review in the past
Flood Risk	Small part of the site identified as at risk of surface water flooding
Landscape assessment	NW01 - Gotham and West Leake Hills and Scarps. The overall landscape strategy is 'Conserve'. The landscape condition is good. The character strength of the area is strong. The hills are distinctive and consistent features across the la/landscape and exert their influence within the surrounding area. The pattern of arable, pasture and woodland is also consistent with moderate sized villages and some expanding commuter villages present on low ground (LCA 2009).
Green Infrastructure	The site should be retained as part of the green infrastructure network given its biological interest
Historic Environment	No identified issues.
Nature conservation	Site is identified as a Local Wildlife Site (Hill Road Grassland). The site contains particular plant species of interest, such as orchids.
Air quality/contamination	Not within or directly affecting an air quality management area
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	The site is potentially accessible by vehicle of Gypsum Way.
Accessibility	The site is potentially accessible by vehicle of Gypsum Way. Located away from the main facilities, which are accessed by private road. Within walking distance of bus stops on Leake Road which are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	
Agricultural land	Not in agricultural use
Deliverability	Support from landowner however no known developer on board.

Site reference	SHLAA/GOT/013	Site name	Land west of Hill Road

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Mixed use development (Employment and Residential) proposed. Located within the Green Belt, the site is also a designated Local Wildlife Site. Therefore site is not suitable for residential development

Gotham

Site reference SHLAA/GOT/015 **Site name** Nottingham City Transport bus depot

Parish/town	Gotham	Site area (hectares)	0.77	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	20	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within other village	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	Site at risk of surface water flooding.
Landscape assessment	N/A
Green Infrastructure	Hedgerows around the site should be retained and enhanced.
Historic Environment	Listed Building (II) Store at South Notts Bus Depot is located within the site.
Nature conservation	Some intermittent hedgerows present around the perimeter of the site.
Air quality/contamination	Not within or in the vicinity of an Air quality Management Zone
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	Existing access to the depot from Leake Road.
Accessibility	The site is within a 5 minute walk of the village centre which contains a basic range of facilities. Bus stops on Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	Gotham Neighbourhood plan supports the principle of residential development on the site. NCT has vacated the site.
Agricultural land	N/A
Deliverability	NCT have now closed the bus depot and relocated the fleet based there. Main issues in relation to the site consist of the Grade 2 listed barn/store and its setting, together with surface water drainage. The site is suitable however it is not being promoted for development at present.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Site reference	SHLAA/GOT/015	Site name	Nottingham City Transport bus depot

Overall summary	NCT have now closed the bus depot and relocated the fleet based there. Main issues in relation to the site consist of the Grade 2 listed barn/store and its setting, together with surface water drainage. The site is suitable however it is not being promoted for development at present.

Gotham

Site reference SHLAA/GOT/016 **Site name** Home Farm, 10 Kegworth Road

Parish/town	Gotham	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	27	Mixed	
Site source	Planning Application	Planning reference	18/01379/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Gotham

Site reference SHLAA/GOT/018 **Site name** Land East of Gypsum Way Phase 2

Parish/town	Gotham	Site area (hectares)	3.4	Brownfield or greenfield	
Dwelling capacity	78	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	78	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Part of GOT/F score 9. The area of Green Belt west of Gotham is screened from view by substantial tree belts, is internally subdivided by mature hedgerows and is contained by the Gypsum Way. These factors reduce the importance of the Green Belt designation to the restriction of sprawl and preventing the merging of settlements. The screening of the land from external viewpoints and the pastoral fields however increase the perception that, from within the site, the land is open countryside.
Flood Risk	The site is at low to medium risk of surface water flooding. No identified risks of flooding from rivers and streams.
Landscape assessment	46/100. The site comprises several field boundaries with a mixture of pastoral, rough/equestrian and urban characteristics. There are some PRoW's within the study area but none which directly influence the site. There are few conservational interests within the study area, with one listed building situated on the eastern edge of the site boundary. There is an overall low landscape value within the study area due to a combination of some degraded spaces and high levels of human influence. There is a low susceptibility to change with no notable loss of key characteristics and an extension of the urban fringe. The sensitivity of the landscape character is low overall. Visually, there are no indicators of value present. There is a medium number of potential receptors as the site is part of the settlement edge. The overall visual susceptibility is low partly due to the site being unimportant to visual amenity. Overall, there is low visual sensitivity.
Green Infrastructure	Part of the Gotham Hills ecological corridor. Existing network of woodland and grassland can be enhanced and buffered. There is potential for creating important links between existing habitats.
Historic Environment	No identified designated or non designated heritage assets impacted.
Nature conservation	Part of the site is identified as a Local Wildlife Site (Hill Road Grassland). The site contains particular plant species of interest, such as orchids.
Air quality/contamination	The site is not within or in proximity to an air quality management area.
Community facilities	Village contains a limited number of community facilities including a small convenience store/post office, a primary school, a cricket club, village hall (currently being rebuilt after a fire) and pubs.
Highways and accesss	Potential access from the proposed development to the north of the site, and or possible upgrade of Eyres Lane access are possible

Site reference	SHLAA/GOT/018	Site name	Land East of Gypsum Way Phase 2

	options.
Accessibility	The site is within a 10 minute walk of the village centre which contains a basic range of facilities. Bus stops on Leake Road are served by the no. 1 bus between Nottingham and Loughborough. These services run 2-3 times per hour.
Other issues	
Agricultural land	The provisional land classification is grade 3
Deliverability	The site is optioned by a housebuilder who are promoting it for development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is located within the green belt. There are no major technical constraints identified as part of this assessment.

Granby cum Sutton

Site reference SHLAA/GRA/001 **Site name** The Hall, Chapel Lane

Parish/town	Granby cum Sutton	Site area (hectares)	0.5	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	4	Greenfield	
Site source	Planning Application	Planning reference	05/00591/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for residential development expired some time ago. Not considered available.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission for residential development expired some time ago. Not considered available.

Granby cum Sutton

Site reference SHLAA/GRA/002 **Site name** Field south west of Belvoir Vue

Parish/town	Granby cum Sutton	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/01897/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Prior approval application under class Q to allow change of use and conversion of a red-brick agricultural building to form 1 no. dwellinghouse.

Hickling

Site reference	SHLAA/HIC/001	Site name	The Orchard

Parish/town	Hickling	Site area (hectares)	0.25	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	16	Mixed	
Site source	Planning Application	Planning reference	20/00619/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Recently expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		
Overall summary	Planning permission expired				

Hickling

Site reference	SHLAA/HIC/002	Site name	A E Faulks Ltd, The Wharf, Main Street

Parish/town	Hickling	Site area (hectares)	0.36	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01651/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Hickling

Site reference	SHLAA/HIC/004	Site name	Part OS Field 7500 Green Lane

Parish/town	Hickling	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	15/00358/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	/
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Dwelling under construction although progress has stalled. Cautious approach to delivery.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Dwelling under construction although progress has stalled. Cautious approach to delivery.

Hickling

Site reference	SHLAA/HIC/008	Site name	The White House, Main Street

Parish/town	Hickling	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	6		
Site source	Planning Application	Planning reference	18/01743/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired		
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired

Hickling

Site reference	SHLAA/HIC/010	Site name	Sycamore Lodge Green Lane

Parish/town	Hickling	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01981/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Freestanding	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/001 **Site name** Simkins Farm

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	1.9	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	5	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Previously refused planning permission	Urban extension	
Number of dwellings remaining	10	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Strategic review of broader area carried out in 2013. Whilst it performs well against most Green Belt criteria, the area should be examined no further due to it being a functional floodplain where only water-compatible uses should occur. Because of this, the area should not be carried forward into part 2 (a) of the assessment.
Flood Risk	EA maps indicate that the site lies in flood zone 3. According to the updated Strategic Flood Risk Assessment the site is located within Flood zone 1, however it is still surrounded by functional floodplain. A limited area in the middle of the site is at risk of surface water flooding,.
Landscape assessment	Site Score 49/100. Site HOL/001 comprises two pastoral fields on the edge of West Bridgford. The study area is of medium landscape, with Victorian houses adding interest to the edge of West Bridgford and several recreational assets present in the area; there is an overall sense of tranquillity. Development of the site would result in a slight increase in perceived urbanisation in the eastern half of the study area, as the settlement is extended towards the rural setting to West Bridgford; there is no loss of key characteristics and overall the landscape susceptibility is low. The landscape sensitivity is also low. There is a low visual value, although the adjacent playing fields have recreational value. In terms of visual susceptibility, the site has little influence on the visual amenity of both residential and recreational receptors and an overall low susceptibility. The visual sensitivity is low.
Green Infrastructure	Site does not contain any existing GI assets. It is however located within the River Trent strategic green corridor and adjacent to Adbolton Playing Fields.
Historic Environment	Simkins Farm (Grade II listed) is located east of the site. It is however screened by converted and new outbuildings. The site contains archaeological evidence from multiple periods (Romano British, Saxon, Medieval and post medieval) of a old village.
Nature conservation	The site does not contain any designated nature conservation assets. Adbolton Ponds LWS is located beyond the site's northern boundary.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The site is within reasonable walking distance of some facilities that are located in the centre of Lady Bay.
Highways and accesss	No issues raised by highways authority
Accessibility	Site is located adjacent to bus stops which are regularly served by the City Link to Nottingham. Some facilities are within walking

Site reference	SHLAA/HOL/001	Site name	Simkins Farm

	distance in Lady Bay.
Other issues	
Agricultural land	Site is classified as Grade 3 agricultural land, although not in agricultural use.
Deliverability	Site is being promoted for development therefore it is available. Suitability however dependant on planning considerations

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Positives in relation to the site relate to is proximity to a regular bus service. The site is assessed to be of medium landscape value but of low landscape and visual sensitivity. The negatives in relation to the site are that whilst the site is defended from flood risk, it forms an effective island which is surrounded by functional floodplain. In respect of historic assets, the site is likely to require extensive archaeological mitigation and exploration required which could limit developable area and site viability.

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/002 **Site name** The Thickett Bassingfield Lane

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	19/01794/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development expired i11-15 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission granted for minor residential development expired i11-15 years

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/003 **Site name** Skylarks

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	1.21	Brownfield or greenfield	
Dwelling capacity	21	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	19/01073/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Freestanding	
Number of dwellings remaining	21	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for 37 additional bedspaces which equates to 21 dwellings under the housing delivery test measurement tool. Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for 37 additional bedspaces which equates to 21 dwellings under the housing delivery test measurement tool. Under construction

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/004 **Site name** East of Gamston

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	151	Brownfield or greenfield	
Dwelling capacity	3000	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	3000	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt. The Green Belt review that supported the Core Strategy scored the Western part of the site 12/25. Overall MEDIUM importance in relation to purposes of the Green Belt. The site lies beyond the boundary of the A52. Eastern part of the site 16/25 Overall MEDIUM-HIGH importance in relation to purposes of the Green Belt.
Flood Risk	A small part of the site is at risk of flooding from rivers and streams. Small area at risk of surface water flooding.
Landscape assessment	The area has a moderate sense of place retaining historic features characteristic of the Trent Washlands Regional Character Area. Bassingfield village has remained a small settlement in redbrick with quiet country lanes surrounding this. The only exception is the busy A52 to the north and west of this settlement. Around Bassingfield the narrow hedge lined lanes with their ditches and verges have a distinct rural feel. Holme Pierrepont village has a strong parkland character. Although it is surrounded by worked out gravel pits, the mature tree cover and several historic buildings including the Hall give it a strong sense of time depth. The villages of Bassingfield and Holme Pierrepont along with sections of the Grantham Canal all contribute to the Trent Washland Character Area. Only the disused railway lines and some of the larger former mineral sites and sports fields are all relatively indistinct and recent. The degree of visibility is moderate due to gently undulating landform and intermittent tree cover. A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity.
Green Infrastructure	Where possible, hedgerows, watercourses and grassland should be retained and enhanced
Historic Environment	There are a number of non-designated heritage assets within the site, including a possible longbarrow, and old field system and cropmarks. Rectangular enclosure with circular feature within, small circular feature indicate possible Roman settlement. Grantham Canal to the south is also a non-designated heritage asset. Potential harm to archaeological features. Harm to the setting of the canal. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application. Avoid development encroaching close to the canal. Utilise this undeveloped area to enhance the canal as a GI asset/corridor. Longbarrow feature might need particular attention if confirmed.
Nature conservation	There are numerous hedgerows that cross the site. Some scrubland in parts and some grassland and watercourses, including the Grantham Canal. All of these are priority habitats that should be retained and enhanced.

Site reference	SHLAA/HOL/004	Site name	East of Gamston

Air quality/contamination	Not within or in proximity to an air quality management zone. Areas of the site identified as having potential for contamination include farm buildings and former farm buildings at Holme Farm, Lea Farm, Holly Farm and Manor farm. Other areas with potential contamination include fields adjacent to Gamston Depot and made ground next to the A52.
Community facilities	No community facilities near the proposal. Gamston centre is some distance away from the majority of the site.
Highways and accesss	Unknown at this stage.
Accessibility	Eastern part of the site within proximity to bus stops on the A52 stops which provide regular bus services for multiple bus services. Footpath and cycleway connectivity at the west of the site over the Lings Bar road via a toucan crossing with routes through the wider conurbation cycle network.
Other issues	
Agricultural land	The site is predominantly grade 3 agricultural land.
Deliverability	Land in multiple ownership if existing properties within the site are taken into account.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Site lies north of the Strategic allocation East of Gamston/North of Tollerton. There are a number of constraints on the site. The first constraint is that the site lies within the Green Belt and this status remains following on from adoption of the Rushcliffe Local Plan. Of particular concern is that wholesale development of the area would consume the settlement of Bassingfield. The site is identified as R07 (East of Gamston) within the Growth Options Study. Notwithstanding the impacts on Bassingfield, the study concludes that R07 offers the option to expand upon the extant allocation East of Gamston/North of Tollerton. The land has been promoted by the landowner during consultation on the Greater Nottingham Strategic Plan.

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/005 **Site name** Land south of Greenacre Park

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	13.15	Brownfield or greenfield	
Dwelling capacity	130	Density (dwellings/hectare)	10	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining		Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	Located in the Green Belt.
Flood Risk	Majority of the site lies within flood zone 3 with the remained in zone 2. Small areas of the site are at a low risk of surface water flooding.
Landscape assessment	N/A
Green Infrastructure	Located within a sub regional GI corridor so opportunity to enhance and contribute.
Historic Environment	There are no heritage assets within close proximity of the site.
Nature conservation	The site is adjacent to the Gamston Pits Local Wildlife Site.
Air quality/contamination	The site is not within or in close proximity of an AQMA.
Community facilities	West Bridgford contains a range of community and leisure facilities.
Highways and accesss	Cannot confirm if the access can be delivered.
Accessibility	Footpath along Adbolton Lane connects the site to West Bridgford. Nearest bus stops located on Adbolton Lane approximately 0.2km away from the site regularly served the City Link bus service.
Other issues	
Agricultural land	Grade 3.
Deliverability	Land being promoted for development. No known options on the site.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Site reference	SHLAA/HOL/005	Site name	Land south of Greenacre Park

Overall summary	The site is relatively accessible to local services and facilities, however the majority of the site lies within flood zone 3 so is unsuitable for development.

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/007 **Site name** Land at Adbolton

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	46	Brownfield or greenfield	
Dwelling capacity	920	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	SFRA suggests majority of site >90% in 1 in 20 annual chance flood outline. Vast majority of site identified as Zone 3b (functional floodplain), and at significant risk should flood defences be breached.
Landscape assessment	Majority of area within TW01 Gamston and Edwalton Meadowlands. A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity. Flat open land offering views along Trent Valley to Nottingham and to open countryside. The site is very visible. The raised Regatta Way provides a reasonably prominent visual boundary to the site on its eastern side.
Green Infrastructure	Trees and hedgerows should be retained. Watercourses should be kept free of development.
Historic Environment	No significant historic assets present. Late Upper Palaeolithic and Mesolithic Flints. Linear features of unknown origin east of Regatta Way. Simkins Farmhouse, a Grade II listed building is situated adjacent to the northern part of the site. The southern aspect of the building can be viewed from the site and the open aspect of the agricultural fields form part of its setting. Archaeological investigation – nature of archaeology may be detectable via magnetometry survey in support of planning application. Listed farmhouse has little association beyond proximity, association with outbuildings and former orchard all to the north would be unaffected. Screening and set-back from the road frontage could serve to mitigate
Nature conservation	Some tree and hedgerow cover. Watercourses run through the site.
Air quality/contamination	The site is not within an AQMA. Development here may however an impact on the Trent Bridge/Lady Bay bridge AQMA. No areas identified as potentially contaminated land.
Community facilities	Located on the edge of West Bridgford. West Bridgford has a full range of facilities
Highways and accesss	Access to Radcliffe Road via Regatta Way.
Accessibility	The site is served by frequent buses along Radcliffe Road. Site lies on strategic cycle network
Other issues	Parts of the site are used as playing fields all year around.
Agricultural land	Site is grade 3 agricultural land.

Site reference	SHLAA/HOL/007	Site name	Land at Adbolton

Deliverability	The site is owned by Nottinghamshire County Council. Historically, NCC sites do not have a good track record of delivery within Rushcliffe from allocation to houses on the ground. The site is also proposed as a combined primary and secondary school.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	This potential urban extension site could be reasonably well integrated with the Lady Bay area of West Bridgford, particularly with the creation of a new route through to Rutland Road. The site is relatively accessible to local services and facilities, although it would still be around 1500 metres to nearby centres from parts of the site. Development would also lead to the loss of a valuable recreational ground The landowner also has a poor track record in delivery and considering the site as a potential combined primary and secondary school, therefore the site cannot be considered to be available or achievable now. The SFRA suggests majority of site >90% in Flood zone 3b (functional floodplain). This is equivalent to functional floodplain. Due to the site's location within a flood zone the Growth Study (2020) concludes that it is potentially unsuitable for development. Consequently the site is not considered to be suitable for development.

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/013 **Site name** Willowbrook Farm, A52, Gamston

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	1.1	Brownfield or greenfield	
Dwelling capacity	20	Density (dwellings/hectare)	18	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The land is located within the Green Belt
Flood Risk	Environment Agency maps identify the site as being located within Flood Zones 2 and 3.
Landscape assessment	N/A
Green Infrastructure	Retain trees around the edges of the site
Historic Environment	No identified impacts on historic assets
Nature conservation	Some dense tree and scrub cover around the perimeter of the site.
Air quality/contamination	Not within or within close proximity
Community facilities	The site is located outside of West Bridgford, which has a range of facilities.
Highways and accesss	Site access is a small entrance directly off the A52 (70mph dual carriageway). Difficult and unsafe to access and leave the site.
Accessibility	Shared use path alongside A52. Whilst public transport runs past the site, it does not stop.
Other issues	Former pig farm activities may have caused contamination of the land.
Agricultural land	Not in agricultural use
Deliverability	Site actively promoted, however no known house builder involved.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site has potential Flood Risk constraints, with EA maps identifying the site as within Flood Zone 3. Issues with access are also identified due to the site's small-radius access from the A52 (70mph dual carriageway). The site is also isolated - not within an existing settlement so

Site reference	SHLAA/HOL/013	Site name	Willowbrook Farm, A52, Gamston

proposals for 7 to 20 dwellings would not be appropriate

Holme Pierrepont and Gamston

Site reference SHLAA/HOL/014 **Site name** Land at Gamston west and south of Holme Farm

Parish/town	Holme Pierrepont and Gamston	Site area (hectares)	22.2	Brownfield or greenfield	
Dwelling capacity	300	Density (dwellings/hectare)	13	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	300	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Green Belt Review Part 1 & 2b identified the site as being of medium GB importance. Site is beyond the A52, a robust and defensible barrier. Although removal of SUE to the south has already breached this barrier.
Flood Risk	Northern 1/5 of the site is within flood zone 2 (1:1000), however the remaining majority is within flood zone 1.
Landscape assessment	The overall landscape strategy is 'Conserve and Reinforce'. The degree of visibility is moderate due to gently undulating landform and intermittent tree cover. A moderate sense of place with a moderate degree of visibility leads to a moderate landscape sensitivity. The area has a moderate sense of place retaining historic features characteristic of the Trent Washlands Regional Character Area. Bassingfield village has remained a small settlement in redbrick with quiet country lanes surrounding this. The only exception is the busy A52 to the north and west of this settlement. Around Bassingfield the narrow hedge lined lanes with their ditches and verges have a distinct rural feel. Holme Pierrepont village has a strong parkland character. Although it is surrounded by worked out gravel pits, the mature tree cover and several historic buildings including the Hall give it a strong sense of time depth.
Green Infrastructure	
Historic Environment	No identified heritage assets.
Nature conservation	No designated nature conservation assets within the site. However site does border the Grantham Canal and this is a Local Wildlife Site.
Air quality/contamination	Not within AQMA
Community facilities	The site is located connected to West Bridgford via a toucan crossing, which has a range of facilities.
Highways and accesss	
Accessibility	The site is connected to wider walking and cycling network via a toucan crossing over Lings Bar. Not currently served by public transport.
Other issues	Site comprises a western section of the much larger SHLAA/HOL/004, which has also been resubmitted during the Growth Options Call for Sites (2019).

Site reference	SHLAA/HOL/014	Site name	Land at Gamston west and south of Holme Farm

Agricultural land	Grade 3
Deliverability	Land is being promoted by a housing developer and is therefore available. Site could be suitable if policy changes, however the land is not available or achievable now.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Land is being promoted by a housing developer and is therefore available. Site comprises part of a larger site submission north of the allocated SUE. This site is identified as R07 (East of Gamston) within the Growth Options Study. The study concludes that R07 offers the option to expand upon the extant allocation East of Gamston/North of Tollerton. This would represent a sizeable increase to the main built up area of Nottingham and would require transport and social infrastructure improvements. A small part of the site is within the strategic allocation East of Gamston. The remainder of the site could be suitable if policy changes.

Keyworth

Site reference	SHLAA/KEY/001 SHLAA/KEY/001	Site name	Land north of 4 Dale Road

Parish/town	Keyworth	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01536/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Proposed dwelling and extend dropped kerb.

Keyworth

Site reference SHLAA/KEY/002 **Site name** Land at Lings Lane

Parish/town	Keyworth	Site area (hectares)	12.8	Brownfield or greenfield	
Dwelling capacity	256	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located in the Green Belt.
Flood Risk	The site is not at risk of flooding from watercourses. A small area of the site is identified as at risk of surface water flooding.
Landscape assessment	NW03 Widmerpool Clay Wolds. The character strength of the area is Strong. The area has a strong intact rural character with arable and pasture farming and pockets of woodland key features. There is a minor amount of fragmentation where fields have expanded in the south and north of the area. In these places hedgerows trees in fields are a remnant of a former pattern.
Green Infrastructure	Trees and hedgerows should be retained and enhanced.
Historic Environment	Example of Ridge and Furrow evident across some of the fields.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. There are however a number of mature hedgerows which are a LBAP priority habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Not within or within close proximity to and AQMA
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	The site is remote from the main settlement and therefore unlikely to be considered a sustainable location. Furthermore, Ling's Lane is currently a Bridleway which would have to be made up to highway adoption standard which would involve widening and the provisions of footway.
Accessibility	The site is away from the main bus route and the village centre.
Other issues	Site is not adjacent to the settlement and is detached.
Agricultural land	Majority of land classed as grade 2, with some grade 3.

Site reference	SHLAA/KEY/002	Site name	Land at Lings Lane

Deliverability	Site being promoted by landowner. No known developer on board.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Site is currently Green Belt and is entirely divorced from the main settlement of Keyworth. Due to the undulating nature of the site parts of the site would be very visible from other areas. Development is therefore considered unsuitable on these grounds.

Keyworth

Site reference SHLAA/KEY/003 **Site name** Land South of Selby Lane

Parish/town	Keyworth	Site area (hectares)	2.4	Brownfield or greenfield	
Dwelling capacity	50	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	50	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, the land is identified as KEY/H in the Green Belt Review. Part 2 of Green Belt Review concludes that this Green Belt land prevents intrusion of development into the countryside. If removed, the lack of a defensible boundary would weaken the Green Belt in this area and isolate the allotments and land between Widmerpool Lane and Stanton Lane. These areas are within the Green Belt. Land rises to the settlement's edge with development predominantly on the ridge line. The extension of development below the ridgeline would result in a conspicuous extension of the settlement. The site scored 15, indicating that it is low-medium green belt importance rather than low value. A higher score was not achieved due to absence of Green Belt settlements south Keyworth and the limited historic assets.
Flood Risk	Flood zone 1.
Landscape assessment	Aggregate LVIA score: 60/100. The site comprises the northern parts of two arable fields on the eastern edge of Keyworth; it benefits from long views towards the Leicestershire Wolds in the south. Despite the good condition of the landscape resource within the study area, it has a low landscape value. This is contributed to in part by the lack of conservation interests and recreational interests. The landscape susceptibility is also low, although the increased prominence of the settlement arising from development of the site and erosion of the rural setting is an issue. The landscape sensitivity is low. In terms of visual amenity there is a medium value attached to the site, in part attributed to the bench just to the north of the site which indicates value, as well as the site's value as the rural setting to the village and the long views to the Leicestershire Wolds. The susceptibility is also medium as a result as the medium number of potential receptors and high degree of visibility of the site. Overall, there is a medium visual sensitivity.
Green Infrastructure	No GI or open space constraints. The site offers opportunities to incorporate amenity and natural green space. Boundary treatments/buffer may be required to screen the site from long distance views.
Historic Environment	There are no recorded heritage assets within or in close proximity of this site.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded on three sides by established mature hedgerows which are a LBAP priority habitat. Hedgerow quality and connectivity should be preserved and enhanced

Site reference	SHLAA/KEY/003	Site name	Land South of Selby Lane

	in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Access onto Selby Lane likely to be acceptable. Widmerpool Lane access shown on indicative layout may need relocating to ensure visibility is not comprised by bend adjacent to Willow Brook junction. 30mph speed limit will need to be adjusted to include site. Footway to be extended to connect to existing.
Accessibility	Village centre is a 10 minute walk. Wolds Drive is 5 minute walk. Bus services run along Selby Lane providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is identified as Grade 3 agricultural land . Further assessment required to establish whether Grade 3a (best and most versatile) or Grade 3b.
Deliverability	Due to the size of the site, the number of dwellings proposed, house builder involved with the site, and their representation on LP, it is considered deliverable within 5 years should the site ever be allocated.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is located within the Green Belt. There are few constraints in the deliverability of the site other than policy constraints. Potential visual impact on the landscape would require careful consideration.

Keyworth

Site reference SHLAA/KEY/004 **Site name** Land off Nicker Hill

Parish/town	Keyworth	Site area (hectares)	7.5	Brownfield or greenfield	
Dwelling capacity	160	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference	18/02524/OUT, 19/02894/FUL, 20/00428/REM	Type of site	
Allocated site reference	Policy 4.1 Land of Nicker Hill	Status	Under Construction - over 75% of dwellings completed	Adjoining key settlement	
Number of dwellings remaining	23	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, the land is identified as KEY/H in the Green Belt Review. Part 2 of Green Belt Review concludes that this Green Belt land prevents intrusion of development into the countryside. If removed, the lack of a defensible boundary would weaken the Green Belt in this area and isolate the allotments and land between Widmerpool Lane and Stanton Lane. These areas are within the Green Belt. Land rises to the settlement's edge with development predominantly on the ridge line. The extension of development below the ridgeline would result in a conspicuous extension of the settlement. The site scored 15, indicating that it is low-medium green belt importance rather than low value. A higher score was not achieved due to absence of Green Belt settlements south Keyworth and the limited historic assets.
Flood Risk	Flood zone 1. Small part of the site as at medium to high risk from Surface Water flooding.
Landscape assessment	
Green Infrastructure	
Historic Environment	There are no recorded heritage assets within or in close proximity of this site.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded on three sides by established mature hedgerows which are a LBAP priority habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.

Site reference	SHLAA/KEY/004	Site name	Land off Nicker Hill

Highways and accesss	
Accessibility	Village centre is a 10 minute walk. Wolds Drive is 5 minute walk. Bus services run along Selby Lane providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction

Keyworth

Site reference SHLAA/KEY/005 **Site name** Hill Top Farm, Platt Lane (1)

Parish/town	Keyworth	Site area (hectares)	2.6	Brownfield or greenfield	
Dwelling capacity	0	Density (dwellings/hectare)		Greenfield	
Site source	Employment Site	Planning reference		Type of site	
Allocated site reference	LAPP policy 15 Employment allocations	Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site was removed from the Green Belt as it was allocated in the Local Plan Part 2 for employment uses.
Flood Risk	Flood zone 1. EA map indicates that land adjacent to the ditch which borders the site is at high risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 45/100. The site includes a pastoral field and the farmstead of Hill Top Farm and slopes upwards towards its eastern corner giving the impression of a valley on the western site boundary. The landscape of the study area has a tendency to be degraded in parts and has a high degree of human influence, both of which contribute to a low landscape value. Development of the site would result in minimal loss of key characteristics and a perceived extension to the urban edge, albeit within urban fringe rather than adjacent to existing development. Overall the landscape sensitivity is low. The community sports facilities to the north-west of the site indicate some form of visual value, but this is limited and overall low. The site has minimal impact on the visual amenity of both recreational and residential receptors and as a result, the visual susceptibility is also considered to be low. The visual sensitivity is also therefore low.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure.
Historic Environment	There are no nationally designated heritage assets within or adjacent to the site. The cottages fronting Platt Lane and BGS are however identified as local interest buildings.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP priority habitat. The site also contains pasture identified as existing grassland within the Biodiversity Opportunity Mapping Report. The site may therefore contain locally important natural grassland species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local

Site reference	SHLAA/KEY/005	Site name	Hill Top Farm, Platt Lane (1)

	supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Speed limit and Village gateway signs would need to be extended to include site.
Accessibility	Village centre is a 15 minute walk. Wolds Drive is 10 minute walk. Bus services run along Nicker Hill/Wolds Drive providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is identified as Grade 3 agricultural land.
Deliverability	Local Plan Part 2 identifies the site as an employment allocation.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	The site is identified as an employment allocation in Local Plan Part 2. Therefore it is considered to be not suitable now

Keyworth

Site reference SHLAA/KEY/006 **Site name** Hill Top Farm, Platt Lane (2)

Parish/town	Keyworth	Site area (hectares)	4.2	Brownfield or greenfield	
Dwelling capacity	95	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	95	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Within Nottingham and Derby Green Belt, this land comprises the southern third of the larger KEY/C site in the Green Belt Review. Part 2 of Green Belt Review scored the this larger parcel of land 17 (out of a maximum of 25) and identifies the land as being low-medium in Green Belt importance due to intrusion into an area of Green Belt. The reduction in the distance between Keyworth and Normanton on the Wolds would be apparent.
Flood Risk	Flood zone 1. EA map indicates that land adjacent to Platt Lane is at high risk of surface water flooding.
Landscape assessment	As KEY6 would not be developed in isolation, without KEY5. The LVIA therefore assesses both sites as one parcel of land. Aggregate LVIA score: 47/100. Situated to the north-east of Keyworth, Site KEY006 comprises pastoral land as well as the farmstead for Hill Top Farm. As KEY005, the study area is in mixed condition and locally degraded around the site itself with a strong urban fringe influence. With this in mind, the landscape value is considered to be low. Development of the site would result in an extension of the perceived urban edge, altering the urban fringe character to a stronger urban character. However, there would be no loss of key characteristics and the landscape susceptibility would be overall low. Visually, the community sports facilities opposite the site have value, but there is little else; resulting in a low visual value. The site has little bearing on the visual amenity of both recreational and residential receptors and as a result the visual susceptibility is also low. Overall both the landscape and visual sensitivities are considered to be low.
Green Infrastructure	No GI or open space constraints. The site offers opportunities to incorporate amenity and natural green space. Boundary treatments/buffer may be required to screen the site.
Historic Environment	There are no nationally designated heritage assets within or adjacent to the site. The cottages fronting Platt Lane and BGS are however identified as local interest buildings.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP priority habitat. The site also contains pasture identified as existing grassland within the Biodiversity Opportunity Mapping Report. The site may therefore contain locally important natural grassland species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/KEY/006	Site name	Hill Top Farm, Platt Lane (2)

Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Questionable from a sustainability standpoint. Significant investment required to improve pedestrian links to Village Centre. Speed limit and Village gateway signs would need to be extended to include site. Consideration should also be given to improving Platt Lane and Melton Road junction given cumulative impacts of multiple sites in vicinity.
Accessibility	Village centre is a 20 minute walk. Wolds Drive is 15 minute walk. Bus services run along Nicker Hill/Wolds Drive providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is identified as Grade 3 agricultural land. Further assessment required to establish whether Grade 3a (best and most versatile) or Grade 3b.
Deliverability	Due to the size of the site, the number of units proposed and the landowner's representation on LAPP Issues and Options, it is considered that construction could commence within 5 years and units delivered within 10 years.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The site is not constrained by significant heritage, flooding, landscape or biodiversity issues which cannot be avoided or mitigated. Distance from the centre of the village raises sustainability concerns and significant investment required to improve pedestrian links to the centre of the village. Medium-high green belt importance.

Keyworth

Site reference SHLAA/KEY/007 **Site name** Ashley Road

Parish/town	Keyworth	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Greenfield	
Site source	Planning Application	Planning reference	22/00854/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under Construction

Keyworth

Site reference SHLAA/KEY/009 **Site name** Land north of Debdale Lane (1)

Parish/town	Keyworth	Site area (hectares)	5.4	Brownfield or greenfield	
Dwelling capacity	110	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	110	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, the land is identified as KEY/P in the Green Belt Review. Part 2 of Green Belt Review scored this parcel of land 11 out of a maximum of 25. Whilst this moderately sized site would intrude into the open countryside, the perception of urban sprawl would be limited to Debdale Lane. The site is contained by established hedgerows which provide robust defensible boundaries. Whilst the location and topography would result in encroachment into open countryside it is concluded that the site is of low-medium Green Belt importance.
Flood Risk	Flood zone 1. The IDP identifies Keyworth as one of the areas forecasted to have a deficit of places for primary school provision over the next five years.
Landscape assessment	Aggregate LVIA score: 49/100. The site is an arable field which rises from south to north abutting existing housing on the north-western edge of Keyworth. There is a low landscape value within the study area, contributed to by a lack of conservation interests, low perceived tranquillity and low scenic quality. The site would form an extension to the existing urban edge although the ridgeline at the north of the site would mean that there is a slight increase in prominence of the settlement. There would be no loss of key characteristics and overall the landscape susceptibility to change within the study area as a result of development of the site would be low. The landscape sensitivity would also be low. The site does not have any visual value, but there is a medium visual susceptibility. This is partly due to the site forming the rural outlook for residential receptors and having a medium visibility within the study area with slightly longer views available from the north. Overall the visual sensitivity is low.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure. Development would provide opportunity to link to and improve the neighbouring right of way.
Historic Environment	There are no nationally or locally designated heritage assets within or adjacent to the site.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP priority habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch on Debdale Lane should be prevented to avoid diffuse water pollution.
Air quality/contamination	Site is not within an AQMA.

Site reference	SHLAA/KEY/009	Site name	Land north of Debdale Lane (1)

Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Upgrade required to end of Debdale Lane to form suitable access.
Accessibility	Village centre is a 10 minute walk. Wolds Drive is a 15 minute walk. Bus services run along Manor Road providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is identified as Grade 2 (BMV) agricultural land with a small corner to the south east classified as Grade 3.
Deliverability	No submission from landowner during consultation on Greater Nottingham Strategic Plan. Availability uncertain.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant heritage, flooding, landscape or biodiversity issues which cannot be avoided or mitigated. The Green Belt Review concludes that the land is of low-medium Green Belt importance. The land is identified as Grade 2 agricultural land however and Debdale Lane would require upgrading in order to provide suitable access. It is less well located in terms of access to some local facilities than some other sites. No submission from landowner during consultation on Greater Nottingham Strategic Plan Growth Options.

Keyworth

Site reference SHLAA/KEY/010 **Site name** North of Bunny Lane

Parish/town	Keyworth	Site area (hectares)	10.9	Brownfield or greenfield	
Dwelling capacity	221	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	18/02515/FUL	Type of site	
Allocated site reference	LAPP policy 4.3 Land South of Debdale Lane	Status	Under Construction - over 75% of dwellings completed	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site was removed from the Green Belt as it was allocated in the Local Plan Part 2.
Flood Risk	Flood zone 1. EA map indicates that part of the site which drops down to Debdale Lane is at high/medium risk of surface flooding.
Landscape assessment	Aggregate LVIA score: 48/100. The site is a series of fields comprising rough ground and pasture on the western edge of Keyworth village; the site forms a block extending the existing settlement line. Within the study area, there is a low landscape value owing in part to the poorly managed and degraded rural edge and the lack of recreational opportunities. As mentioned previously, the site forms a block of development extending the urban edge with no loss of key characteristics. With this in mind the landscape susceptibility and also the landscape sensitivity are both considered to be low. Visually, there is limited value in the study area; the only element of value is the Keyworth conservation area and this is visually removed from the site itself. In terms of visual susceptibility, the site forms part of the rural outlook for residential properties, although the view is not necessarily aesthetically pleasing due to the degraded nature of the site itself. The visual susceptibility is therefore medium owing to this, the medium number of receptors and the medium visibility of the site. Overall the visual sensitivity is considered to be low.
Green Infrastructure	No GI or open space constraints. Landowner has proposed linear park on the site's external boundary. Linking Debdale Lane with Bunny Lane. This linear park is also identified within the neighbourhood plan. Fields to the north are to be retained
Historic Environment	There are no nationally designated heritage assets within or adjacent to the site. Ridge and furrow identified within northern fields that slope down to Debdale Lane.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by and contains established mature hedgerows which are a LBAP priority habitat. It may also contain locally important neutral grassland. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within the Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch on Debdale Lane should be prevented to avoid diffuse water pollution.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local

Site reference	SHLAA/KEY/010	Site name	North of Bunny Lane

	supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Access arrangements under consideration as part of planning application.
Accessibility	Village centre is a 5 minute walk. Wolds Drive is a 15 minute walk. Bus services run along Manor Road/Bunny Lane providing a connection to Nottingham 3 times an hour.
Other issues	10.1 ha Net developable area excluding fields to the north of the site.
Agricultural land	The site is classified as both Grade 2 and 3 agricultural land, roughly equally split. Further assessment required to establish whether Grade 3 is 3a or 3b.
Deliverability	Allocated in the Local Plan Part 2. The site is under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	2 remaining				

Keyworth

Site reference SHLAA/KEY/011 **Site name** Land south of Debdale Lane (2)

Parish/town	Keyworth	Site area (hectares)	9	Brownfield or greenfield	
Dwelling capacity	180	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	180	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, KEY11 is identified as KEY/O within the Green Belt Review. KEY/O scores 16 (medium-high). It is concluded that the removal of KEY/O from the Green Belt and its development would result in a significant intrusion into the open countryside. The land is more prominent than adjacent site KEY/N due to the site's topography which slopes north, south and west. Development on this area would be visible over a wide area increasing the perception of settlement sprawl.
Flood Risk	Flood zone 1. EA map indicates that 2 areas of the site which drop down to Debdale Lane are at high, medium and low risk of surface flooding.
Landscape assessment	AS KEY11 would not be developed in isolation without KEY10, the LVIA has assessed both sites as one parcel of land. Aggregate LVIA score: 54/100. The site forms a large block of development on pastoral land, rough ground and woodland on the western edge of Keyworth. Within the study area there is a low landscape value arising in part from the lack of recreational assets and the generally degraded nature of the rural edge. The landscape susceptibility is medium as the site will form a large urban extension and has the potential to increase the perceived urbanisation in the western half of the study area by drawing the settlement over a localised ridgeline. Overall the landscape sensitivity is low. In terms of visual amenity there is a low visual value inherent in the site. Again, the visual susceptibility is medium due to the site forming part of the rural edge for a medium number of residential receptors, as well as the site having a medium visibility within the study area.
Green Infrastructure	No GI or open space constraints. Landowners have proposed linear park on the site's external boundary linking Debdale Lane with Bunny Lane.
Historic Environment	There are no nationally designated heritage assets within or adjacent to the site. Ridge and furrow identified within northern fields that slope down to Debdale Lane.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by and contains established mature hedgerows and a woodland (Cottons Plantation) which are LBAP priority habitats. Cottons Plantation is identified as existing woodland within the Biodiversity Opportunity Mapping Report. The pasture may contain locally important neutral grassland species. Neutral grassland is also a LBAP priority habitat. In accordance with the BOMR, Hedgerow and woodland quality and connectivity should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch

Site reference	SHLAA/KEY/011	Site name	Land south of Debdale Lane (2)

	on Debdale Lane should be prevented to avoid diffuse water pollution.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Significant junction works likely required to serve development. Access routes in Nottingham will need to be considered as traffic will all either pass through Village Centre or along Bunny Lane to Bradmore, with neither option being particularly suitable.
Accessibility	Village centre is a 10 minute walk. Wolds Drive is a 20 minute walk. Bus services run along Bunny Lane providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is classified as both Grade 2 and 3 agricultural land, roughly equally split. Further assessment required to establish whether Grade 3 is 3a or 3b.
Deliverability	The site is being promoted by a land agent, however no known house builder involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is not constrained by significant heritage, flooding, landscape or biodiversity issues which cannot be avoided or mitigated. Avoiding development within the northern fields that slope down to Debdale lane will avoid areas at risk of surface water flooding and sloping area. Significant junction works may be required as traffic will either pass though the village or along Bunny Lane to the A60. Due to the significant sprawl that would occur the Green Belt Review as it stands at present, the site is of medium-high Green Belt importance when assessed against the purposes of including land with it. Land is also Grade 2 agricultural land (BMV). The southern end of the site in particular is well located to the village centre. The site was promoted by the landowner during consultation on the Greater Nottingham Strategic Plan Growth Options, however no known house builder is involved.

Keyworth

Site reference SHLAA/KEY/012 **Site name** Land north of Debdale Lane (2)

Parish/town	Keyworth	Site area (hectares)	7.9	Brownfield or greenfield	
Dwelling capacity	160	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	160	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt the land is identified as KEY/Q in the Green Belt Review. KEY/Q scored 16 as the Green Belt prevents significant urban expansion west of Keyworth into an area which is open countryside in character.
Flood Risk	Flood zone 1. EA map indicates that a small area of the site is at a low risk of surface water flooding.
Landscape assessment	As an outlying site this site would not be developed in isolation without land to the east. The LVIA assesses both sites as one parcel of land. Aggregate LVIA score: 50/100. The site comprises two arable fields on the north-western edge of Keyworth. There is an inherent low landscape value within the study area due to the degraded elements and human influence, as well as the limited conservation and recreational interests. The site forms an extension of the existing urban edge with no loss of key characteristics, but the extension is a finger of development which appears illogical. The landscape susceptibility is considered to be low. Overall the landscape sensitivity is low. In terms of visual amenity, the value is low with no indicators of value, recognition of value or other value. The susceptibility in visual amenity terms is medium; the site forms part of the landscape setting for residential receptors and has a medium visibility, particularly from the north. Overall the visual sensitivity is low.
Green Infrastructure	No GI or open space constraints. Debdale Lane provides quiet car free access to the countryside for local residents. This would be lost if developed. The site offers opportunities to provide on-site amenity space/natural green space. Whilst the existing pedestrian access along Debdale lane would be affected, development may provide opportunity to link to and improve the neighbouring right of way and access to the wider countryside.
Historic Environment	There are no nationally designated or locally identified heritage assets within or adjacent to the site.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP priority habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within the Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into the ditch on Debdale Lane should be prevented to avoid diffuse water pollution.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There

Site reference	SHLAA/KEY/012	Site name	Land north of Debdale Lane (2)

	is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	If developed alongside land to the east, two points of access would be required as development would be greater than 150 dwellings. Debdale Lane would require upgrading in order to provide suitable access.
Accessibility	Village centre is a 15 minute walk. Wolds Drive is a 20 minute walk. Bus services run along Manor Road providing a connection to Nottingham 3 times an hour.
Other issues	Within Bradmore parish but closest to Keyworth, therefore site reference is for Keyworth.
Agricultural land	The site is mainly classified as Grade 2 (BMV) agricultural land with a small area of Grade 3 to the north west.
Deliverability	The site is being promoted by the landowner. No known house builder involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant heritage, flooding, landscape or biodiversity issues which cannot be avoided or mitigated. The Green Belt review concludes that the land is of medium-high Green Belt importance however, and part of the site is identified as Grade 2 agricultural land. Debdale Lane would require upgrading to provide suitable access. It is less well located in terms of access to local facilities than some other sites.

Keyworth

Site reference SHLAA/KEY/013 **Site name** Hillside Farm

Parish/town	Keyworth	Site area (hectares)	3.3	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)	29	Greenfield	
Site source	Housing Allocation	Planning reference	20/02670/FUL 22/02311/FUL	Type of site	
Allocated site reference	LAPP policy 4.4 Hillside Farm Keyworth	Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	70	Source of number of dwellings	Local Plan	Site on Brownfield Register	☐

Green Belt	The site was removed from the Green Belt as it was allocated in the Local Plan Part 2.
Flood Risk	Flood zone 1. EA map indicates that small area down the centre of the site and adjacent to properties Roseland Close are at a low risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 44/100.The site is a field of rough pasture situated on the western edge of the village of Keyworth; the site has limited visibility form its surroundings and slopes downwards from the northern boundary. Within the study area, the low landscape quality and lack of recreational value contribute to a low landscape value. The site would appear as an urban extension to the settlement boundary with no loss of key characteristics and as such would have a low landscape susceptibility as well. Visually, there is little value related to the site, which does not form part of the visual amenity for any receptors; the visual susceptibility is low. Overall there is a low landscape and visual sensitivity.
Green Infrastructure	No GI or open space constraints. The site offers opportunities to incorporate amenity and natural green space. Boundary treatments/buffer may be required to screen the site.
Historic Environment	There are no nationally designated or locally identified heritage assets within or adjacent to the site.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. In accordance with the Biodiversity Opportunity Mapping Report, the hedgerow fronting Bunny Lane should be preserved and enhanced as these are a LBAP habitat. Any adverse effects should be avoided, mitigated or as a last resort compensated. Run-off into ditches should be prevented to avoid diffuse water pollution.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	No significant constraints, subject to visibility. Depending on access position speed limit alteration may be required.

Site reference	SHLAA/KEY/013	Site name	Hillside Farm

Accessibility	Village centre is a 10 minute walk. Wolds Drive is a 15 minute walk. Bus services run along Manor Road/Bunny Lane providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	The site is identified as Grade 2 (best and most versatile) and Grade 3 agricultural lane.
Deliverability	The site is allocated within the Local Plan Part 2 for housing. There has been two dismissed appeals and a withdrawal of a planning application, therefore not considered to be achievable. A cautious approach has therefore been taken. 11-15 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	3 Years	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	The site is allocated within the Local Plan Part 2 for housing. There has been two dismissed appeals and a withdrawal of a planning application, therefore not considered to be achievable. A cautious approach has therefore been taken.

Keyworth

Site reference SHLAA/KEY/014 **Site name** Land South of Bunny Lane

Parish/town	Keyworth	Site area (hectares)	20	Brownfield or greenfield	
Dwelling capacity	400	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	400	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, the Green Belt review split this large site into two separate parcels of land - KEY/J & KEY/K. KEY/J scored 16 out of a maximum of 25 and identifies the site as being medium-high in Green Belt importance. This Green Belt land is adjacent to Wysall Lane and it forms the setting of Keyworth and its Conservation Area. Development west of Wysall Lane below the ridgeline would be conspicuous across a wide area of open Green Belt. As a consequence this parcel of land scored poorly against the Green Belt's purpose of preventing urban sprawl. KEY/K scored 16 and is also of medium-high Green Belt Importance. This large parcel of land scored highly against those Green Belt purposes which seek to restrict sprawl and safeguard the countryside from encroachment. As the land slopes away to the south from Bunny and rises behind the Sewage Treatment Works, the expansion of Keyworth into open countryside would be conspicuous. The removal of this land would also reduce the distance between Keyworth and Bunny.
Flood Risk	Flood zone 1. EA map indicates that land within the centre of the site (at its lowest point) is at a high risk of surface water flooding.
Landscape assessment	As the site would not be developed in isolation without the land to the east the LVIA has assessed these sites as one parcel of land. Aggregate LVIA score: 61/100. Situated on the south-western edge of Keyworth, the site comprises a series of arable and pastoral fields which slope away from the village and form part of its rural setting. The value of the landscape resource within the study area is considered to be medium - this is partly a result of the medium levels of landscape and scenic quality, as well as the conservation interests available. Susceptibility to development is also medium as the site constitutes a large urban extension which will cause a loss of the strong rural setting to the village, as well as a perception of increased urbanisation and prominence of the settlement. The landscape sensitivity is also medium. In terms of the visual amenity, there is a low value despite the site's role as part of Keyworth's rural setting. However, there is a medium susceptibility arising from the site's role as part of the visual amenity experienced by both recreational and residential receptors, as well as the medium visibility of the site within its surroundings. Overall, the visual sensitivity is medium.
Green Infrastructure	The existing footpath which crosses the site east/west should be retained and green corridor created along its route. The site offers opportunities to incorporate amenity and natural green space. Boundary treatments/buffer may be required to screen the site.
Historic Environment	There are no nationally designated heritage assets within or adjacent to the site. Local records show two areas of ridge and furrow on east part of site. Ridge and furrow either side of Wysall Lane. Southern part of the site is within 100 metres of the southern

Site reference	SHLAA/KEY/014	Site name	Land South of Bunny Lane

	conservation area boundary.
Nature conservation	There are no designated nature conservation interest within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP priority habitat and the pasture is identified as existing grassland within Biodiversity Opportunity Mapping report and may contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within the Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	No significant constraints, subject to visibility. Depending on access position speed limit alteration may be required. NOTE: given proximity of the four sites above consideration needs to be given to a comprehensive access scheme to serve all allocations. As access solution to site on one side of Bunny Lane may preclude access to site on opposite side and vice versa.
Accessibility	Village centre is a 10 minute walk. Wolds Drive is a 15 minute walk. Bus services run along Manor Road/Bunny Lane providing a connection to Nottingham 3 times an hour.
Other issues	Site is 27.2 hectares. Severn Trent require a buffer around their facilities to allow for future expansion. This would affect the south-western portion of the site. Gross developable area therefore circa 20 hectares as an estimate.
Agricultural land	The site is classified as Grade 2 agricultural land.
Deliverability	Landowner has not submitted a representation promoting the site during consultation on the Greater Nottingham Strategic Plan Growth Options. One developer (currently seeking permission for housing within the neighbouring allocated site) has however supported its allocation. No known house builders with a tie to the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Keyworth is identified as a Key Settlement within the adopted Core Strategy. The site is not constrained by significant heritage, flooding, landscape, access or biodiversity issues which cannot be avoided or mitigated. Located within the Green Belt, the Green Belt Review concluded that, due to the extent of the site and its prominence, the land is of medium-high Green Belt importance. The land is identified as Grade 2 Agricultural land. Landowner has not submitted a representation promoting the site during consultation on the Greater Nottingham Strategic Plan Growth Options. One house builder (currently seeking permission for housing within the neighbouring allocated site) has however supported its allocation as part of a larger strategic allocation. No known house builders with a tie to the site.

Keyworth

Site reference SHLAA/KEY/015 **Site name** Land east of the Poplars, Villa Road

Parish/town	Keyworth	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	22/01718/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Keyworth

Site reference	SHLAA/KEY/016	Site name	Manor Road Garage Block 1

Parish/town	Keyworth	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site not being promoted for development

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is not suitable for development due to size and potential impact on neighbouring properties

Keyworth

Site reference	SHLAA/KEY/017	Site name	Manor Road Garage Block

Parish/town	Keyworth	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site not being promoted for development.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is not suitable for development due to size and potential impact on neighbouring properties.

Keyworth

Site reference SHLAA/KEY/018 **Site name** 28 Park Avenue, Keyworth

Parish/town	Keyworth	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	20/01836/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. 11-15 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. 11-15 years

Keyworth

Site reference SHLAA/KEY/019 **Site name** Land off Nicker Hill East (smaller)

Parish/town	Keyworth	Site area (hectares)	15	Brownfield or greenfield	
Dwelling capacity	250	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	250	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Located within the Green Belt
Flood Risk	No flood risk identified. Some areas are identified as being at risk from surface water flooding.
Landscape assessment	Landscape assessment score 61/100. There is a high landscape quality and close representativeness to the landscape character set out by Nottinghamshire County Council, both of which contribute to a medium landscape value. Despite the site's role as part of the rural setting to the village, there is a low landscape susceptibility to development of the site. The landscape sensitivity is also low. The site has a low visual value although the long views afforded to the north are a positive factor. There is a medium visual susceptibility which is as a result of the site being a part of the visual amenity for both recreational and residential receptors, as well as the high visibility of the site within its surroundings. Overall the sensitivity of the visual amenity is medium.
Green Infrastructure	The site lies within the Keyworth/Stanton on the Wolds to Radcliffe on Trent via Cotgrave and Cotgrave Country Park Ecological network, where protection, enhancement or the provision of woodland is advocated. Could also provide enhanced grassland given proximity to Stanton on the Wolds Golf Course.
Historic Environment	Not located within or within proximity to designated heritage assets.
Nature conservation	The site contains hedgerows and watercourses, which are priority habitats. The site is also adjacent to the Stanton on the Wolds Golf Course Local Wildlife Site, identified due to its grassland habitat.
Air quality/contamination	The site is not within or in proximity to an AQMA.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Presently the only potential access points available would be through the allocated site to the north west. There may be limitations on the amount of development that can be served by this one access.

Site reference	SHLAA/KEY/019	Site name	Land off Nicker Hill East (smaller)

Accessibility	Village centre is a 15 minute walk. Wolds Drive is a 5 minute walk. Bus services run along Nicker Hill/Wolds Drive providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	Grade 3.
Deliverability	The site is being promoted by Commercial Estates Group, which has bought forward the adjacent allocated site. No known housebuilder on board at this stage.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Keyworth is identified as a Key Settlement within the adopted Core Strategy. The site is being promoted by Commercial Estates Group, which has bought forward the adjacent allocated site. No known housebuilder on board at this stage.

Keyworth

Site reference SHLAA/KEY/021 **Site name** 2 Bunny Lane

Parish/town	Keyworth	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	26	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	22/01182/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	26	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Keyworth

Site reference	SHLAA/KEY/023	Site name	The Hall, Nottingham Road

Parish/town	Keyworth	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02237/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Keyworth

Site reference SHLAA/KEY/031 **Site name** 4 and 6 Thelda Avenue

Parish/town	Keyworth	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	18/00875/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for residential development expired therefore does not contribute towards 5 year land supply.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for residential development expired therefore does not contribute towards 5 year land supply.

Keyworth

Site reference SHLAA/KEY/033 **Site name** 20 Main Street

Parish/town	Keyworth	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	15/00347/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission has expired. Although the site is suitable, delivery cannot be expected prior to years 11 to 15.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Permission has expired. Some time ago Not available

Keyworth

Site reference	SHLAA/KEY/041	Site name	7 Limetree Close

Parish/town	Keyworth	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	17/00320/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for residential development expired so does not count towards 5 year land supply

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission for residential development expired so does not count towards 5 year land supply

Keyworth

Site reference SHLAA/KEY/048 **Site name** Land off Nicker Hill East

Parish/town	Keyworth	Site area (hectares)	15.8	Brownfield or greenfield	
Dwelling capacity	315	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	315	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Green Belt Review score 15 (Low-medium importance). The site is in a prominent position and as such prevents significant and visually intrusive development. As a consequence the site scored well against preventing urban sprawl. The absence of inappropriate development within the site and the screening of properties on Nicker Hill also result in a high score against safeguarding the countryside from encroachment. The land is adjacent to parish boundary and the removal of if from the Green Belt would increase the merging of Keyworth with Stanton-on-the-Wolds. Although the site scored 15 (within the low-medium category of Green Belt performance) as a result of the site's Green Belt performance against 4 of the 5 Green Belt purposes, the Green Belt designation is deemed to be important to the protection of the open countryside.
Flood Risk	No flood risk identified from watercourses. Some areas identified as being at risk from surface water flooding.
Landscape assessment	Landscape assessment score 61/100. There is a high landscape quality and close representativeness to the landscape character set out by Nottinghamshire County Council, both of which contribute to a medium landscape value. Despite the site's role as part of the rural setting to the village, there is a low landscape susceptibility to development of the site. The landscape sensitivity is also low. The site has a low visual value although the long views afforded to the north are a positive factor. There is a medium visual susceptibility which is as a result of the site being a part of the visual amenity for both recreational and residential receptors, as well as the high visibility of the site within its surroundings. Overall the sensitivity of the visual amenity is medium.
Green Infrastructure	The site lies within the Keyworth/Stanton on the Wolds to Radcliffe on Trent via Cotgrave and Cotgrave Country Park Ecological network, where protection, enhancement or the provision of woodland is advocated. Could also provide enhanced grassland given proximity to Stanton on the Wolds Golf Course.
Historic Environment	The HER identifies a quarry and a well located within the site. Not within or within proximity of designated heritage assets
Nature conservation	The site contains Hedgerows and watercourses, which are priority habitats. The site is also adjacent to the Stanton on the Wolds Golf Course Local Wildlife Site, identified due to its grassland habitat.

Site reference	SHLAA/KEY/048	Site name	Land off Nicker Hill East

Air quality/contamination	The site is not within or in proximity to an Air Quality Management Area.
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	Presently the only potential access points available would be through the allocated site to the north west. There may be limitations on the amount of development that can be served by this one access.
Accessibility	Village centre is a 15 minute walk. Wolds Drive is a 5 minute walk. Bus services run along Nicker Hill/Wolds Drive providing a connection to Nottingham 3 times an hour.
Other issues	Public right of way crosses the site. Public Bridleway runs along east of the site.
Agricultural land	The provisional agricultural land classification for the site is grade 3.
Deliverability	The site is being promoted by Commercial Estates Group, which has bought forward the adjacent allocated site. No known housebuilder on board at this stage.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is not constrained by significant heritage or biodiversity issues which cannot be avoided or mitigated. The area has been assessed as being of high landscape quality. There may be limitations in relation to whether the site can be accessed in a satisfactory way.

Keyworth

Site reference SHLAA/KEY/050 **Site name** Land To The Rear Of 6 Selby Lane

Parish/town	Keyworth	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	18/02929/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Keyworth

Site reference SHLAA/KEY/052 **Site name** Widmerpool Lane

Parish/town	Keyworth	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	19/00793/PAQ	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Permission expired

Keyworth

Site reference	SHLAA/KEY/065	Site name	Land at Nicker Hill

Parish/town	Keyworth	Site area (hectares)	1.06	Brownfield or greenfield	
Dwelling capacity	14	Density (dwellings/hectare)	15	Greenfield	
Site source	Planning Application	Planning reference	20/01002/OUT 22/01841/REM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	16	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Keyworth

Site reference SHLAA/KEY/070 **Site name** Lings Lane

Parish/town	Keyworth	Site area (hectares)	2	Brownfield or greenfield	
Dwelling capacity	50	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	50	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Site is within the Green Belt. Land was not assessed within Local Plan Green Belt Review. This review did however assess the Green Belt at a strategic level (Keyworth South). This concluded that land south of Keyworth was of medium-high Green belt importance.
Flood Risk	Flood Zone 1
Landscape assessment	Site was not assessed as a potential LP2 housing allocations.
Green Infrastructure	
Historic Environment	The field contains ridge and furrow (Medieval to Post Medieval - 1066 AD to 1779 AD)
Nature conservation	
Air quality/contamination	Site is not within AQMA
Community facilities	The adopted Core Strategy identifies Keyworth as a Key Settlement with a Local Centre. The Centre includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane.
Highways and accesss	
Accessibility	Village centre is a 5 minute walk. Wolds Drive is a 10 minute walk. Bus services stop at The Square providing a connection to Nottingham 3 times an hour.
Other issues	
Agricultural land	Grade 2
Deliverability	Site is within the Green Belt. Maybe suitable if policy changes.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	**SHLAA/KEY/070**	**Site name**	**Lings Lane**

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years
Overall summary	Site is within the Green Belt. Maybe suitable if policy changes.		

Kinoulton

Site reference SHLAA/KIN/001 **Site name** Land south of Main Street

Parish/town	Kinoulton	Site area (hectares)	0.42	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	6	Greenfield	
Site source	Planning Application	Planning reference	20/02447/FUL 21/01382/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Kinoulton

Site reference	SHLAA/KIN/002	Site name	The Paddock, 12 Main Street

Parish/town	Kinoulton	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	20/01772/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired

Kinoulton

Site reference	SHLAA/KIN/003	Site name	Barn off Kinoulton Lane

Parish/town	Kinoulton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/02172/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development. Deliverable within 5 years.

Kinoulton

Site reference SHLAA/KIN/007 **Site name** Lodge Farm

Parish/town	Kinoulton	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	16	Greenfield	
Site source	Planning Application	Planning reference	15/01097/PAQ	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Notification expired. Whilst the site is suitable, delivery cannot be expected before years 11 to 15.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Notification expired. Whilst the site is suitable, delivery cannot be expected before years 11 to 15.

Kinoulton

Site reference SHLAA/KIN/012 **Site name** West of Owthorpe Lane

Parish/town	Kinoulton	Site area (hectares)	13.6	Brownfield or greenfield	
Dwelling capacity	310	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	310	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The allotments area is identified as at risk of flooding from the adjacent watercourse. The wider site is at varying risk from surface water flooding.
Landscape assessment	The area is within Natural England's National Character Area (NCA) 48 Trent and Belvoir Vales. On a regional scale, the area is largely within East Midlands Councils' Unwooded Vales LCT. It also contains Floodplain Valleys LCT and a small area of Clay Wolds LCT. Land cove comprises arable farmland in mostly medium regular fields, with occasional larger and more irregular fields. Factors which contribute to the landscape value include: the quiet, rural character and sparseness of settlement. Factors which decrease the landscape susceptibility include: the simple topography and medium- and large-scale of the land cover. On a local level, the area is within VB01 –Vale of Belvoir. The overall landscape strategy is 'Conserve and Enhance'. The landscape character is moderate. The character strength of the area is moderate. The area has a consistent rural character with few urban features. It is a flat arable landscape with large regular field patterns. The pattern varies closer to settlements, where smaller pastoral fields create a sense of enclosure (LCA 2009).
Green Infrastructure	Within the River Smite focal area. The corridor holds significant potential for wetland and woodland enhancement and creation.
Historic Environment	No impact on designated heritage assets. Non-designated heritage assets: L7596 field system earthworks (likely medieval) and ridge and furrow remains.
Nature conservation	The site contains hedgerows and grassland, both priority biodiversity habitats. Drain runs alongside Owthorpe Lane, and watercourse along the northern boundary of the site.
Air quality/contamination	The site is not within or within proximity to an air quality management area.
Community facilities	The village has limited services - primary school, village hall, pub.
Highways and accesss	The site would have to be accessed off Owthorpe Lane as no other access opportunities are identified. Owthorpe lane is a country road with a national speed limit.
Accessibility	There is no regular bus service to Kinoulton. Residents can use Nottsbus on demand.

Site reference	SHLAA/KIN/012	Site name	West of Owthorpe Lane

Other issues	The site is not within or within proximity to an air quality management area.
Agricultural land	The provisional agricultural land classification is grade 3
Deliverability	Unclear from the submission as whether the site is in single ownership. No option on the land.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site lies adjacent to Kinoulton within the countryside. Kinoulton has few basic facilities. There is limited accessibility by public transport. There are some constraints within the site in terms of the allotment use, where equal or better provision would need to be made if they were to be lost. Some issues identified in terms of flood risk from watercourses and from the surface.

Kinoulton

Site reference SHLAA/KIN/013 **Site name** West of Owthorpe Lane 2

Parish/town	Kinoulton	Site area (hectares)	24.7	Brownfield or greenfield	
Dwelling capacity	560	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	560	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt
Flood Risk	The allotments area is identified as at risk of flooding from the adjacent watercourse. The wider site is at varying risk from surface water flooding.
Landscape assessment	The Greater Nottingham Growth Options Report (Landscape Assessment) Oct 22 concludes that the site would be of medium potential for strategic growth. Whilst the site is relatively large in scale compared to the existing village, it still feels that the scale is 'comfortable'. Development of the full site would, however, alter the form of the village from east-west and north-south linear village along Main Street and Owthorpe Lane to more of a block within the two axis.
Green Infrastructure	Within the River Smite focal area. The corridor holds significant potential for wetland and woodland enhancement and creation.
Historic Environment	No impact on designated heritage assets. May affect setting of the spire of the Church of St Luke when travelling towards Kinoulton from the north along Owthorpe Lane. The site contains archaeological evidence of field systems, plough headland, ridge and furrow, and terraced ground.
Nature conservation	The site contains hedgerows and grassland, both priority biodiversity habitats. Drain runs alongside Owthorpe Lane, and watercourse along the northern and southern boundary of the site.
Air quality/contamination	The site is not within or within proximity to an air quality management area. No areas of land identified as potentially contaminated.
Community facilities	The village has limited services - primary school, village hall, pub.
Highways and accesss	The site would have to be accessed off Owthorpe Lane as no other access opportunities are identified. Owthorpe lane is a country road with a national speed limit.
Accessibility	There is no regular bus service to Kinoulton. Residents can use Nottsbus on demand.
Other issues	The site is not within or within proximity to an air quality management area.
Agricultural land	The provisional agricultural land classification is grade 3

Site reference	SHLAA/KIN/013	Site name	West of Owthorpe Lane 2

Deliverability	Unclear from the submission as whether the site is in single ownership. No option on the land.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site lies adjacent to Kinoulton within the countryside. Kinoulton has few basic facilities. There is limited accessibility by public transport. There are some constraints within the site in terms of the allotment use, where equal or better provision would need to be made if they were to be lost. Some issues identified in terms of flood risk from watercourses and from the surface.

Kinoulton

Site reference SHLAA/KIN/015 **Site name** Saucethorpe Farm 25 Main Street

Parish/town	Kinoulton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/01368/PAQ	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development Under construction

Kneeton

Site reference	SHLAA/KNE/001	Site name	Hall Farm, Main Street

Parish/town	Kneeton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	19/02573/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction.

Kneeton

Site reference SHLAA/KNE/002 **Site name** Storys Yard Bridgford Road

Parish/town	Kneeton	Site area (hectares)	0.42	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	20/00610/FUL 23/00128/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Kneeton

Site reference SHLAA/KNE/011 **Site name** The White House Stacks Lane

Parish/town	Kneeton	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Brownfield	
Site source	Planning Application	Planning reference	22/02309/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Kingston-on-Soar

Site reference SHLAA/KOS/002 **Site name** Hillside, Gotham Road

Parish/town	Kingston-on-Soar	Site area (hectares)	0.8	Brownfield or greenfield	
Dwelling capacity	7	Density (dwellings/hectare)	9	Brownfield	
Site source	Planning Application	Planning reference	19/02825/PAO	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	7	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Prior approval expired. Not deliverable within 5 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Prior approval expired. Not deliverable within 5 years

Kingston-on-Soar

Site reference	SHLAA/KOS/003	Site name	Home Farm, Gotham Road

Parish/town	Kingston-on-Soar	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Brownfield	
Site source	Planning Application	Planning reference	17/01832/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission expired.

Kingston-on-Soar

Site reference SHLAA/KOS/004 **Site name** Land to the east of Kingston on Soar and South of Ratcliffe-on-Soar Power Station

Parish/town	Kingston-on-Soar	Site area (hectares)	358	Brownfield or greenfield	
Dwelling capacity	6000	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	6000	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	The site is located within the Kingston on Soar Broad Green Belt Area. This area scores 13. As a freestanding area, the land is isolated from the built up area of Nottingham and outlying settlements. The area is not contained by any substantial boundary features. A field drain comprises a significant extent of the northern and western boundary. Farm tracks and roads form the southern boundary. Woodlands and the West Leake Hills to the east provide a more robust strategic boundary to the east. Isolated from existing built up areas, this broad area is not visually connected to any built up area. Its removal would result in a significant area of land being removed between West Leake, Gotham, Kingston on Soar, and Ratcliffe on Soar Power Station. The character is open countryside, comprising arable farmland, woodlands and small ribbon developments along West Leake Road. The land is located approximately half a mile from Kingston on Soar, which contains a number of listed buildings. Kingston Hall and its grounds separate the site from the village. There are two notable heritage assets within the site - Land south of Kingston Farm forms part of historic Kingston Park and Kingston Fields Farmhouse is Grade 2 Listed. These however are not associated with a settlement.
Flood Risk	Limited areas at risk of flooding from rivers. Some areas within the site at medium to high risk from surface water flooding.
Landscape assessment	The area has scenic quality and conservation interest related to Kingston Pleasure Grounds Registered Park and Gardens south of the area of search boundary at Kingston on Soar. A limited network of PRoW provide some recreational access, notably in the south and east. Flat topography means the area is visually open, and has high intervisibility. Woodland south of the A453 offers the potential to create a distinctive place based on an existing green infrastructure network. Defensible boundaries are largely limited to the transport network, although woodland offers the opportunity to screen development, for example the area surrounding Winking Farm and the area east of Gotham could be developed without perceived sprawl creating adverse impacts on long views. Suitable for development. If the area north of Kingston Pleasure Grounds is developed this may have an adverse impact on the setting of the Registered Park and Garden.
Green Infrastructure	Woodland within the site should be retained and enhanced, Hedgerows and watercourses should also be retained and enhanced. Significant area is located within the Gotham Hills, West Leake and Bunny Ridgeline Biodiversity opportunity area, where existing priority habitats are woodland and grassland.
Historic Environment	Kingston Pleasure Grounds is a historic park and garden (Grade II), part of which lies adjacent to the site. HER identifies old quarry (at

Site reference	SHLAA/KOS/004	Site name	Land to the east of Kingston on Soar and South of Ratcliffe-on-Soar Power Station

	Scotland Farm), clay pits and Gypsum mine (both along Dark Lane). Avoid allocation of land within the setting of the Historic Park and Garden where this would cause harm. Standard historical / archaeological investigations as part of any proposal.
Nature conservation	A number of local wildlife sites adjacent to the site. Tree, woodland and grassland contained within the site.
Air quality/contamination	Not within or within proximity to an air quality management area. Areas identified as potentially contaminated include Oaks Farm and the site of New Kingston sewage works
Community facilities	No community facilities within or near to the site. Would need provision to support any development.
Highways and accesss	Unknown at this stage whether satisfactory access can be achieved to the site at this present time. There is a grade-separated junction at the north of the site onto the A453 trunk road.
Accessibility	Connectivity by foot or cycle to surrounding area is limited. No community facilities within the vicinity of the site. There are several bus routes located around the site.
Other issues	No known contamination. Utilities would require upgrading to serve the site. There are known gypsum workings under parts of the site and unworked gypsum resources. British Gypsum advises that minerals sterilisation should not occur, and that the making good of former gypsum workings involves grouting which comes at a significant cost
Agricultural land	Majority of site is grade 3a/b, but also a significant amount of grade 2.
Deliverability	A number of important constraints have been identified. Perhaps the most significant of which is the significant amount of land that would have to be taken from the Green Belt. The proposal may also lead to a degree of quality has been identified as good. Further work has been undertaken through the Growth Options Study and this will inform the selection of strategic sites within the Greater Nottingham Strategic Plan. Therefore there are no firm conclusions at present in relation to the sites suitability for housing and it could be suitable if policy changes. There are however some issues raised in terms of whether the site is 'available now'.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	A number of important constraints have been identified. Perhaps the most significant of which is the significant amount of land that would have to be taken from the Green Belt. Some of the land is BMV agricultural land, and may be an impact on the setting of heritage assets. Biggest technical constraint is the presence and legacy mining of gypsum under parts of the site.

Langar cum Barnstone

Site reference SHLAA/LAN/001 **Site name** Garages south of Orchard Close

Parish/town	Langar cum Barnstone	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	67	Brownfield	
Site source	Planning Application	Planning reference	20/01615/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired 11-15 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired 11-15 years

Langar cum Barnstone

Site reference SHLAA/LAN/003 **Site name** Old Chapel, Langar Road

Parish/town	Langar cum Barnstone	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/00680/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Langar cum Barnstone

Site reference	SHLAA/LAN/004	Site name	The Limes Farm, Cropwell Road

Parish/town	Langar cum Barnstone	Site area (hectares)	0.22	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	22/02005/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Langar cum Barnstone

Site reference SHLAA/LAN/005 **Site name** Ash Farm, Harby Lane

Parish/town	Langar cum Barnstone	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/02147/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Prior approval application under class Q for the conversion of the lean-to part of an existing farm barn into A two bedroom dwelling.

Langar cum Barnstone

Site reference SHLAA/LAN/007 **Site name** Bridge House, Cropwell Road

Parish/town	Langar cum Barnstone	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	10	Greenfield	
Site source	Planning Application	Planning reference	19/02461/PAQ	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Langar cum Barnstone

Site reference	SHLAA/LAN/009	Site name	Romnay House, Main Road

Parish/town	Langar cum Barnstone	Site area (hectares)	0.17	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)	35	Greenfield	
Site source	Planning Application	Planning reference	21/01728/FUL	Type of site	
Allocated site reference		Status	Under Construction - over 75% of dwellings completed	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	6 comp, 1 remaining

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	6 comp, 1 remaining				

Langar cum Barnstone

Site reference SHLAA/LAN/014 **Site name** Langar Airfield

Parish/town	Langar cum Barnstone	Site area (hectares)	202	Brownfield or greenfield	
Dwelling capacity	3000	Density (dwellings/hectare)	14	Mixed	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	3000	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not within the Green Belt.
Flood Risk	Small portion of the site at risk of flooding from watercourses. Areas of the site are identified as at risk of flooding from surface water.
Landscape assessment	Flat airfield in the north of the area of search with industrial land use to the north and west; small to medium arable fields in the south of the area of search with a small block of woodland. The area of search is representative of the surrounding quiet rural landscape, with the Grantham Canal contributing scenic beauty in the south. The canal and grassland within the airfield are of conservation value. The PRoW network is limited, but includes public access along the canal. The flat topography and hedgerows enclosing fields limit views in and out of the area of search. The Grantham Canal along with the area of search's RAF heritage, which includes being the base for Bomber Command in WWII, offer some potential for development to tie into to create a distinctive landscape. Defensible boundaries are limited to the boundary of the airfield and existing field boundaries. Suitable for development. Green buffer should be maintained in the south of the area of search between development and the Grantham Canal.
Green Infrastructure	None identified, however opportunities would exist to incorporate significant GI and open space within any development.
Historic Environment	The whole airfield is identified as a non-designated heritage asset (including War Memorial) by the HER, together with anti-tank blocks. The historic value of the airfield would be affected if developed for housing. Preserve features of historic value that explain the site's/airfield's history and their setting.
Nature conservation	The airfield contains areas of grassland which are of county importance and designated LWS.
Air quality/contamination	Not within or within proximity to an air quality management area. Areas of made ground and its use as an airport identified as potential sources of contamination.
Community facilities	There are no existing community facilities. A new settlement would require a full range of local services and facilities, including convenience retailing, new schools, health facilities, sports and leisure provision.
Highways and accesss	Landowner proposes improvements to Bingham Road and access to the A52/A46.
Accessibility	There is no public transport that serves the site and no footpath or cycleway connectivity to surrounding service villages.

Site reference	SHLAA/LAN/014	Site name	Langar Airfield

Other issues	A number of bad neighbour uses exist adjacent to the site with potential for noise disturbance.
Agricultural land	Grade 3
Deliverability	Whilst the site is in single ownership, this landowner owns or partially owns strategic housing allocations (Edwalton and Gamston) which have not come forward in the timeframes established and agreed within Core Strategy.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Whilst the site is in single ownership, this landowner owns or partially owns two strategic housing allocations (Edwalton and Gamston) which have not come forward in the timeframes established and agreed within Core Strategy. Land has been submitted as a strategic allocation (Garden Village). Growth options study considers that the site is not suitable for strategic growth.

Langar cum Barnstone

Site reference	SHLAA/LAN/015	Site name	South of Woodbine Cottage, Works Lane

Parish/town	Langar cum Barnstone	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Brownfield	
Site source	Planning Application	Planning reference	22/01158/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Langar cum Barnstone

Site reference SHLAA/LAN/016 **Site name** St Marys Church Main Road

Parish/town	Langar cum Barnstone	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	23/01281/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Newton

Site reference SHLAA/NEW/002 **Site name** Land at RAF Newton (phase 2)

Parish/town	Newton	Site area (hectares)	29	Brownfield or greenfield	
Dwelling capacity	528	Density (dwellings/hectare)	18	Brownfield	
Site source	Housing Allocation	Planning reference	10/02105/OUT 19/02689/REM	Type of site	
Allocated site reference	Policy 22	Status	Under Construction - over 25% of dwellings completed	Adjoining other village	
Number of dwellings remaining	375	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Two phases currently underway by the same developer. Work on the site is anticipated to slow down during the next couple of years so rates reduced to one phase. Another national housebuilder looking to take on part of the site longer term, therefore development rates anticipated to return to two outlets by year 3 of the trajectory.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	6 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Two phases currently underway by the same developer. Work on the site is anticipated to slow down during the next couple of years so rates reduced to one phase. Another national housebuilder looking to take on part of the site longer term, therefore development rates

anticipated to return to two outlets by year 3 of the trajectory.

Newton

Site reference SHLAA/NEW/004 **Site name** Land west of former RAF Newton

Parish/town	Newton	Site area (hectares)	136	Brownfield or greenfield	
Dwelling capacity	2300	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	2300	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Land is within the Green Belt. It was not assessed within the LP Green Belt Review. Removal of land and its development would significantly reduce the distance between Newton, Shelford and Radcliffe. As with other large strategic sites it would constitute significant urban sprawl and encroachment into the countryside.
Flood Risk	Flood Zone 1
Landscape assessment	SN05 - East Bridgford Escarpment Farmlands - Landscape condition is moderate (loss of hedgerows). Character strength is also moderate (uniform character of arable fields with prominent village fringes. Views of urban fringe are frequent from the escarpment).
Green Infrastructure	
Historic Environment	No designated heritage assets, however there will be assets associated with the former airfield which require preserving. These will likely be pillboxes, shelters etc. Setting of pillboxes and other structures would be significantly affected by development of the airfield. Removing their historical context. However, examples remaining are only part of the original defensive scheme
Nature conservation	No designated nature conservation assets.
Air quality/contamination	Not within an AQMA. The area is identified as having potential for contaminated land due to its previous use as and airfield together with areas of made ground.
Community facilities	Currently there are no existing facilities in the vicinity of the site. Local facilities will be brought forward as part of the neighbouring Former RAF Newton Strategic Allocation.
Highways and accesss	The A46 is accessed to the south and east of the area of search, providing routes south to Leicester and north to Newark-on-Trent.
Accessibility	The National Cycle Network (NCN) Route 48 runs along the southeast area of search boundary following the A46. Local bus services operate nearby at Newton along Fairway Crescent and Wellington Avenue.
Other issues	
Agricultural land	Not graded

Site reference	SHLAA/NEW/004	Site name	Land west of former RAF Newton

Deliverability	Site is in single ownership (MOD) and is available. Land has been submitted as a strategic allocation and extensions to the Former RAF Newton site will be assessed within the Growth Options Study and established within the Greater Nottingham Strategic Plan. Site may be suitable if policy changes.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is in single ownership (MOD) and is available. Land has been submitted as a strategic allocation and extensions to the Former RAF Newton site has been assessed within the Growth Options Study (as part of a larger strategic growth area). The Growth Study states that the site provides sufficient land capable of delivering a co-dependent new settlement (with Bingham). Parts of the RAF Newton site (particularly its western extent) are some distance away from central Bingham and its existing services and rail station, with the A46 forming a physical barrier between the two. As such provision of new social infrastructure and improved linkages with Bingham are required in the location.

Newton

Site reference SHLAA/NEW/005 **Site name** Land north of Former RAF Newton Strategic Allocation

Parish/town	Newton	Site area (hectares)	8	Brownfield or greenfield	
Dwelling capacity	250	Density (dwellings/hectare)	31	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	250	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site was removed from the Green Belt and allocated in the Local Plan Part 1.
Flood Risk	Site is within Flood zone 1
Landscape assessment	SN05 - East Bridgford Escarpment Farmlands - Landscape condition is moderate (loss of hedgerows). Character strength is also moderate (uniform character of arable fields with prominent village fringes. Views of urban fringe are frequent from the escarpment).
Green Infrastructure	Site is identified as the location for sports pitches and open space within the outline planning application which has been granted permission. If developed for further housing, these facilities would be located further west, within the Green Belt.
Historic Environment	No designated heritage assets within or close proximity of the site.
Nature conservation	No designated nature conservation assets
Air quality/contamination	Site is not within or in close proximity of an AQMA
Community facilities	The site forms part of the former RAF Newton Strategic Allocation, and is allocated to provide a neighbourhood centre of appropriate scale to serve the residential development and has planning permission for ancillary town centre uses. The site is within 30 travel time by bike and bus of Bingham District Centre. The site is not currently within close walking distance of community facilities but obligations to provide either a financial contribution or the provision of a new community centre and primary school within the site have been secured through a section 106 agreement.
Highways and accesss	Site would be accessed from the south, through the permitted site.
Accessibility	The developed part of the site is accessible to buses with stops on Fairway Crescent and Wellington Avenue providing services that run hourly during weekdays into Bingham and Nottingham. Connectivity with Bingham by walking and cycling is proposed to be improved in relation to the planning permission requirements. The site lacks a direct walking route into Bingham, being separated by the A46, however, the provision of a footbridge has been secured under the planning permission for the site, although this has not been delivered yet.

Site reference	SHLAA/NEW/005	Site name	Land north of Former RAF Newton Strategic Allocation

Other issues	The site is identified as green infrastructure within Local Plan Part 1 Policy 22. Land is an extension to the Former RAF Newton Strategic Allocation (500 homes).
Agricultural land	Classified as 'other'
Deliverability	Land within SHLAA/NEW/005 is identified as green infrastructure within Local Plan Part 1 Policy 22. Land has been submitted as a strategic allocation and extensions to the Former RAF Newton site will be assessed within the Growth Options Study and established within the Greater Nottingham Strategic Plan. Site may be suitable if policy changes.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Land within SHLAA/NEW/005 is identified as green infrastructure within Local Plan Part 1 Policy 22. Land has been submitted as a strategic allocation and extensions to the Former RAF Newton site has been assessed within the Growth Options Study that concludes the land is suitable as part of a strategic allocation. However parts of the RAF Newton site (particularly its western extent) are some distance away from central Bingham and its existing services and rail station, with the A46 forming a physical barrier between the two. As such provision of new social infrastructure and improved linkages with Bingham are required in the location.

Normanton-on-Soar

Site reference SHLAA/NOS/002 **Site name** Stanford Hills Farm, Rempstone Road

Parish/town	Normanton-on-Soar	Site area (hectares)	0.36	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	8	Greenfield	
Site source	Planning Application	Planning reference	09/02122/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago so considered undeliverable and undevelopable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago so considered undeliverable and undevelopable.

Normanton-on-Soar

Site reference SHLAA/NOS/003 **Site name** Tebbutts Farm, Butt Lane

Parish/town	Normanton-on-Soar	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01887/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Orston

Site reference SHLAA/ORS/001 **Site name** Manor Farm, Lordship Lane

Parish/town	Orston	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/01575/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Orston

Site reference SHLAA/ORS/002 **Site name** Land south of 25 Chapel Street

Parish/town	Orston	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/00916/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Construction of Dwelling with associated car parking and landscaping works.

Orston

Site reference SHLAA/ORS/015 **Site name** Orston Garden Village

Parish/town	Orston	Site area (hectares)	215	Brownfield or greenfield	
Dwelling capacity	3000	Density (dwellings/hectare)	14	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	3000	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Majority of the site is within flood zone 1 with flood zones 2 and 3 running along some of the drains within the site. Larger area of land within the north east of the site is within flood zone 3. Large areas of land at varying risk from surface water flooding
Landscape assessment	Relatively flat area of south of Orston. Small to medium sized agricultural fields. This is an area with high perceptions of tranquillity, which feels remote from Nottingham, albeit with detractors including a solar farm, railway line and minor road. The landscape is representative of the surrounding rural area. A small number of PRoW provide recreational value, and vegetation, including ancient woodland alongside the railway has conservation value. The area of search is visually enclosed due to the flat topography and field boundaries. Small blocks of woodland and vegetation associated with the railway line offer potential for development to be tied in with the local landscape. Risk of coalescence with Elton on the Hill. The railway line and highways network provide defensible boundaries for development to the south of Orston. Green buffer should be maintained in the south to prevent coalescence with Elton on the Hill.
Green Infrastructure	There are a number of features that would require conservation and enhancement, including drain corridors, and trees and hedgerows. These could form the focus for the provision of additional green infrastructure in order to achieve biodiversity net gain.
Historic Environment	There are a number of features identified within the Historic Environment Record. Firstly the site is in the setting of the Orston conservation area. Secondly, parts of the site have the potential of being in the setting of The Gables, and Hamilton's Farmhouse. Thirdly the Historic Environment Record identifies a number of archaeological alerts within and adjacent to the sites. Features within the site include M1608 windpump, L10520 and L10521 pillboxes, L1521 linear features and rectangular enclosure, L1532 pair of parallel lines, L1210 Cropmarks and M10 well. In addition surveys on immediately adjacent solar farm revealed iron age features and some finds through desktop surveying and trenching.
Nature conservation	There are a number of features within and adjacent to the site. The most important feature is the Orston Plaster Pits SSSI, which is adjacent to the site. Orston Railway LWS and Railway Pond LWS are within the site. Oldfield Plantation LWS adjacent to the site.
Air quality/contamination	The site is not within or affecting an air quality management area. Part of a disused pit within the western part of the site is identified

Site reference	SHLAA/ORS/015	Site name	Orston Garden Village

	as being potentially contaminated land.
Community facilities	There are no facilities at the site. There are limited facilities located at Orston, such as a primary school, tea shop and a public house.
Highways and accesss	Initial observations are that the site is served by Station Road, a small country road at National Speed limit. The road also contains no footways. To the north the narrow road network passes through Orston and to villages beyond. To the south the road joins the A52 at a crossroads. The A52 at this point is 40mph and the crossroads are not signalised. The site being served by this one country road may prove to be a barrier to delivery.
Accessibility	The no. 33 passes bus through the site, with the nearest stop located in the centre of Orston. The service runs hourly during the day Monday - Saturday, and provides a connection to Bingham. There is a railway station within the site. However, this is served by a very sparse train service, currently only one train a day in each direction. Connectivity to any villages with facilities by walking and cycling is limited at present. National cycle network passes to the north of the site.
Other issues	The site is within a minerals safeguarding zone for Gypsum, which is a nationally important mineral resource given its scarcity. The R05 consultation area includes the former Orston mine and factory. British Gypsum state that this area has potential for Gypsum and should be protected from development that sterilises the gypsum resources. Part of the site is within Elton parish.
Agricultural land	The area is identified as grade 3 agricultural land.
Deliverability	The site would require its own infrastructure in order to function as a self sustaining free standing settlement. Experiences within Rushcliffe is that it takes some time before the allocation of such a site and its development. From the evidence contained within representations received, there appears to be a landowner consortium involved. Such arrangement often lead to further delays in terms of equalisation of values.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	A number of constraints exist meaning not suitable at the present time. Minerals sterilisation, accessibility, together with potential impact on ecology (Orston Plaster Pits SSSI). The road that runs through the site is effectively a country lane. Available as being promoted. Achievable longer term given multiple land ownerships, equalisation, infrastructure planning and planning process.

Orston

Site reference SHLAA/ORS/016 **Site name** Muffins Gap Lombard Street

Parish/town	Orston	Site area (hectares)	0.66	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	2	Greenfield	
Site source	Planning Application	Planning reference	22/01768/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within five years.

Owthorpe

Site reference SHLAA/OWT/004 **Site name** 4 Park Lane

Parish/town	Owthorpe	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	8.3	Brownfield	
Site source	Planning Application	Planning reference	18/02322/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Owthorpe

Site reference SHLAA/OWT/005 **Site name** North of Village House

Parish/town	Owthorpe	Site area (hectares)	0.22	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	5	Greenfield	
Site source	Planning Application	Planning reference	19/01370/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired

Plumtree

Site reference SHLAA/PLU/001 **Site name** Goods Yard and Shed, Station Road

Parish/town	Plumtree	Site area (hectares)		Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	04/01864/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. The building is now in an alternative use.

Suitability	Suitable	Availability	Not available	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired. The building is now in an alternative use.

Plumtree

Site reference SHLAA/PLU/002 **Site name** Land at Manor Farm

Parish/town	Plumtree	Site area (hectares)	17.34	Brownfield or greenfield	
Dwelling capacity	340	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt. Land south of Melton Road has not be assessed within a Green Belt Review. The development of this land (either side of Melton Road) would merge Tollerton with Plumtree.
Flood Risk	Parts of the site are at varying degrees of risk from surface water flooding and flooding from watercourses.
Landscape assessment	SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Whilst the site is in agricultural use it contains watercourses and hedgerows some trees and a pond. These features should be retained and enhanced.
Historic Environment	South of the grounds of Tollerton Hall, which is a non designated historic park and garden. Records of roman pottery scatter and medieval pottery found on the site.
Nature conservation	No designated sites of nature conservation importance within the site. Parts of the site are within 1km of the Normanton Pastures SSSI.
Air quality/contamination	Land is not within or close proximity to an AQMA.
Community facilities	The site is adjacent to Tollerton. Tollerton contains a primary school, a Post Office, pub, petrol station, a parish office and several small shop units.
Highways and accesss	The indicative masterplan submitted with the representation received to the Greater Nottingham Strategic Plan shows a point of access onto Tollerton Lane and a point of Access onto Melton Road where the junction to the road to Keyworth is situated. There is currently no view from the highways authority whether the access arrangements are acceptable in principle. In addition the existing A606 junction requires improvement as a result existing allocations East of Gamston/North of Tollerton and at Keyworth.
Accessibility	The Keyworth bus runs along Melton Road providing a regular service into Nottingham and the majority of basic facilities within Tollerton are within walking distance.

Site reference	SHLAA/PLU/002	Site name	Land at Manor Farm

Other issues	
Agricultural land	The provisional agricultural land classification for the site is grade 3
Deliverability	Site is fundamentally constrained by the Green Belt which prevents the merging of Plumtree and Tollerton

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The site is constrained by the Green Belt. Development of the site would effectively coalesce Tollerton and Plumtree, where one principle of the Green Belt is to prevent places from merging. It is therefore extremely unlikely that development would be acceptable on this scale and in this location.

Plumtree

Site reference SHLAA/PLU/003 **Site name** Land at Pinfold Lane

Parish/town	Plumtree	Site area (hectares)	0.5	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	5	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	The site has not been identified as at risk from any forms of flooding.
Landscape assessment	SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	The site is not within a green and blue infrastructure corridor.
Historic Environment	Located in the setting of Church of St Mary the Virgin (Grade I) and Hall Farmhouse (Grade II).
Nature conservation	The site consists of grassland. No other features of note
Air quality/contamination	The site is not located within or in proximity to an AQMA.
Community facilities	Plumtree is a settlement with limited community facilities. It has a public house, a private primary school and a memorial hall.
Highways and accesss	The site is off a private street. May limit the amount of development that can be served.
Accessibility	The Keyworth bus runs through and stops on the main road through Plumtree. The service runs regularly between Keyworth and Nottingham during the day.
Other issues	
Agricultural land	The site is identified as grade 2 agricultural land.
Deliverability	The site appears to be within one ownership

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/PLU/003	Site name	Land at Pinfold Lane

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary

Suggested capacity 5-10 dwellings. Given the sites location suggest the lower is more appropriate. The site is within the green belt a distance away from the recently defined inset boundary. The important considerations in relation to this site are its potential impacts on the settings of grade 1 and grade 2 listed buildings, the present site access and its green belt status.

Plumtree

Site reference SHLAA/PLU/005 **Site name** T Edson and Sons Limited, Main Road

Parish/town	Plumtree	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00675/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Radcliffe on Trent

Site reference	SHLAA/RAD/001	Site name	Land north of Nottingham Road (mixed use)

Parish/town	Radcliffe on Trent	Site area (hectares)	12.5	Brownfield or greenfield	
Dwelling capacity	200	Density (dwellings/hectare)	16	Greenfield	
Site source	Planning Application	Planning reference	18/02806/OUT 23/01024/REM 25/00071/REM	Type of site	
Allocated site reference	Policy 5.1	Status	Planning application under consideration	Within key settlement	
Number of dwellings remaining	200	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	5 Years	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Radcliffe on Trent

Site reference SHLAA/RAD/002 **Site name** 72 Main Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.5	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	10	Brownfield	
Site source	Housing Allocation	Planning reference		Type of site	
Allocated site reference	Policy 5.5	Status	Pre-Application discussion for residential underway	Within key settlement	
Number of dwellings remaining	5	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is within Flood zone 2. It is also identified as being at a low risk of surface water flooding. The site is identified at not at risk of flooding in the Greater Nottingham Strategic Flood Risk Assessment.
Landscape assessment	The aggregate LVIA score is: 32/100. The site is comprises pasture and rough ground nestled into the north-western edge of Radcliffe on Trent. The landscape value of the study area is low, with little scenic quality, correlation to existing landscape character, recreational value or tranquillity. Development of the site would be perceived as infill with no notable loss of key characteristics and as such the landscape susceptibility is also low. The landscape sensitivity is low overall. The site has no visual value in its surroundings and has a limited contribution to surrounding receptors owing to its low visibility. Overall, the visual value, susceptibility and sensitivity area all low.
Green Infrastructure	The site does not contain any publicly accessible open space and the site is not of a sufficient size to deliver significant GI/open space beyond small area of amenity space. The ditch will require buffering to protect the wildlife corridor and reduce contribution to diffuse water pollution.
Historic Environment	Although within the historic core of the village, there are no heritage assets identified within or adjacent to the site.
Nature conservation	The site does not contain any designated nature conservation assets. It is bounded by a hedgerow and ditch, both of which are LBAP priority habitats and may contain local biodiversity interest. A small pond is also identified on maps. Land has not been managed and may contain locally important grassland species.
Air quality/contamination	The site is not within or in close proximity of an AQMA. No identified constraints
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Single track access to the site. Would be difficult to access site to an appropriate standard. Limit usually of up to 5 dwellings of such an

Site reference	SHLAA/RAD/002	Site name	72 Main Road

	arrangement.
Accessibility	Site lies approximately 400 metres from the village centre. The train station is a 1 minute walk, providing connections to Nottingham and Skegness. There are limited services to Liverpool Lime Street and Boston. Bus stop adjacent to the site on Main Road which is served by both the Rushcliffe Mainline (regular service to Nottingham and Bingham Mon-Sat daytime) and Rushcliffe Villager (regular service to Bingham and Nottingham Mon-Sat until early evening).
Other issues	
Agricultural land	Agricultural Land Classification of 'Urban'. However it is a greenfield site adjacent to land which is Grade 3 agricultural land.
Deliverability	The site is allocated within the Local Plan Part 2.

Suitability	Suitable	Availability	Available 6-10 years	Achievability	Achievable 6-10 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	The site is allocated within the Local Plan Part 2.

Radcliffe on Trent

Site reference	SHLAA/RAD/003	Site name	Land off Shelford Road

Parish/town	Radcliffe on Trent	Site area (hectares)	19.67	Brownfield or greenfield	
Dwelling capacity	400	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	20/02587/REM 21/00945/REM 22/02266/REM	Type of site	
Allocated site reference	Policy 5.3	Status	Under Construction - over 50% of dwellings completed	Within key settlement	
Number of dwellings remaining	117	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	5 Years	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Radcliffe on Trent

Site reference SHLAA/RAD/005 **Site name** North of Grantham Road

Parish/town	Radcliffe on Trent	Site area (hectares)	12	Brownfield or greenfield	
Dwelling capacity	280	Density (dwellings/hectare)	20	Greenfield	
Site source	Housing Allocation	Planning reference	19/01353/OUT 22/01600/REM	Type of site	
Allocated site reference	Policy 5.4	Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	260	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	7 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Radcliffe on Trent

Site reference SHLAA/RAD/006 **Site name** 2 Johns Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	50	Greenfield	
Site source	Planning Application	Planning reference	19/01918/FUL 23/00036/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	All under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary All under construction

Radcliffe on Trent

Site reference SHLAA/RAD/007 **Site name** 59 Main Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	7	Density (dwellings/hectare)	64	Brownfield	
Site source	Planning Application	Planning reference	21/02470/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	7	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	3 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Radcliffe on Trent

Site reference SHLAA/RAD/008 **Site name** Land at Radcliffe on Trent Golf Club (west)

Parish/town	Radcliffe on Trent	Site area (hectares)	3.0	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	3	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	10	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Green Belt Review site RAD/H. Scored 15 representing a site of low-medium importance. This site is physically and visually disconnected from Radcliffe-on-Trent's recognised settlement edge. The removal of this land would create an outlying inset area within the Green Belt which would weaken the long term permanence of the Green Belt in this area. The site's disconnection from the settlement edge, the intervening tree belts and woodland combine to give the overriding perception that the site is open countryside and not settlement fringe. Removal of this site from the Green Belt for development would necessitate the removal of land between the site and the current Green Belt boundary, including a Local Wildlife Site and land west of Cropwell Road. The removal of the site would not reduce the distance between Radcliffe-on-Trent and Cropwell Bishop, and the land does not preserve the setting of a heritage asset or character of the historic settlement Consequently, whilst the removal of site would result in a outlying development in the Green Belt and encroachment into the countryside it is concluded that the site is of low-medium Green Belt value.
Flood Risk	The site is within Flood zone 1 and is at low to medium level risk of surface water flooding in very small portions.
Landscape assessment	The aggregate LVIA score: 68/100.The site forms part of the Radcliffe on Trent Golf Course and comprises rising land which slopes up towards the east, with long views available from the high points in the site and its surroundings. There is a medium landscape value in the study area, partly as a result of the medium landscape and scenic quality, as well as the recreational value added by features such as the Dewberry Hill open space. Development of the site would result in a block of development in a low density area, which would be prominent in its surroundings due to the landform of the site. This in turn would result in perceived increases in urbanisation and reduction in tranquillity. Overall there will be a medium landscape susceptibility and sensitivity. In visual terms, there are indicators of value in terms of the presence of the golf course and also a nearby bench which indicates the value of similar views to those enjoyed within the site. The visual value is medium. There is potential for development on the site to intrude on adjacent receptors - particularly recreational and residential receptors - and the rising land of the site means that the visibility of its eastern half is considerable. The visual sensitivity is medium overall.
Green Infrastructure	The site contains woodland/tree belts which provide ecological benefits and connections with the neighbouring wildlife site and wider countryside. These should be preserved. Aside from the members of the golf club, the land does not publicly accessible.
Historic Environment	There are no identified heritage assets within or in close proximity to the site.
Nature conservation	There are no designated nature conservation assets within the site. It is however adjacent to Dewberry Hill Local Wildlife Site (LWS)

Site reference	SHLAA/RAD/008	Site name	Land at Radcliffe on Trent Golf Club (west)

	and development may enclose the western part o this LWS. The site itself is bounded by a ditch on its northern boundary and contains hedgerow, scrub and woodland which are priority habitats. The rough grassland may contain locally important flora. The contribution of these habitats to the ecological network (including connectivity to the neighbouring LWS and wider countryside) should be preserved and enhanced. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not within or in close proximity of an AQMA. No constraints identified.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Access should be achievable.
Accessibility	The site is a 10 minute walk from the centre of the village. The station is a 10 minute walk with services to Nottingham and Skegness. There are limited services to Liverpool Lime Street and Boston. Bus stops are located on the A52. The number 90 service provides hourly services to Nottingham and Newark.
Other issues	The site rises quite steeply from Cropwell Road
Agricultural land	Agricultural Land Classification identifies the site as 'urban'. The land is not in agricultural use, but forms part of a golf course rough area.
Deliverability	Landowner representation on LP2 indicates that, subject to removal of the land from the Green Belt and compliance with relevant planning policies, the site can be made available for development

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Land was promoted as a possible allocation within LP it is therefore available for development. Whilst it is one of the closer sites to the village centre the site is beyond the existing green belt inset boundary for Radcliffe on Trent and is covered by trees, scrubland and part of a golf course, which is a sporting facility. In cases where there is a loss of a sporting facility, it is expected that there should be evidence that equal or better provision should be provided elsewhere, or that there is no demand for this part of the facility. The landscape assessment indicates that it would be unable to mitigate against the development of such prominent land, and that the visual susceptibility of the land to development is high.

Radcliffe on Trent

Site reference SHLAA/RAD/009 **Site name** Land at Radcliffe on Trent Golf Club (east)

Parish/town	Radcliffe on Trent	Site area (hectares)	3.8	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	2.6		
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development		
Number of dwellings remaining	10	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Green Belt Review site RAD/I. Located 500m west of Radcliffe-on-Trent's Green Belt boundary the removal of this site would facilitate development within an outlying Green Belt location and weaken the long term permanence of the Green Belt in this area. Removal of this site from the Green Belt for development would necessitate the removal of land between the site and the current Green Belt boundary, including a Local Wildlife Site and land east and west of Cropwell Road. As it is opposite residential development, it would not reduce the distance between Radcliffe and Cropwell Butler. The site scored 14 against Green Belt purposes, indicating the site is of low-medium Green Belt importance. This reflects the site's location opposite residential development on Cropwell Road, the absence of merging and of historic assets.
Flood Risk	The site is within Flood zone 1. A small area of the site is at a low to medium risk of surface flooding.
Landscape assessment	The aggregate LVIA score is: 60/100. Site RAD/009 forms part of the Radcliffe on Trent Golf Course and low plateau on the perceived edge of the village. There is a medium landscape value in the study area, partly as a result of the medium landscape and scenic quality, as well as the recreational value added by features such as the Dewberry Hill open space. Development of the site would result in a block of development in a low density area, which would result in perceived increases in urbanisation and reduction in tranquillity, as well as a block of development which is relatively isolated from the main settlement block. Overall there will be a medium landscape susceptibility and sensitivity. In visual terms, there are indicators of value in terms of the presence of the golf course, but little else - this leads to a low visual value. There is potential for development on the site to intrude on adjacent receptors - particularly recreational and residential receptors - but the visibility of the site is restricted by landform and vegetation, giving an overall medium visual susceptibility. The visual sensitivity is low overall.
Green Infrastructure	The site does not contain publicly accessible open space and there are limited opportunities to provide GI beyond amenity/natural green space.
Historic Environment	There are no identified heritage assets within or in close proximity of the site.
Nature conservation	There are no designated heritage assets within the site and there are none in close proximity. The site is bounded by hedgerows of varying conditions. Whilst the land has been managed as part of the golf course it may, where management has been less intense, contain locally important species of flora. Adverse effects should be avoided, mitigated or as a last resort compensated.

Site reference	SHLAA/RAD/009	Site name	Land at Radcliffe on Trent Golf Club (east)

Air quality/contamination	The site is not within or in close proximity of an AQMA. No constraints identified.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Access should be achievable
Accessibility	The site is an 11 minute walk from the centre of the village. The station is a 14 minute walk with services to Nottingham and Skegness. There are limited services to Liverpool Lime Street and Boston. Bus stops are located on the A52. The number 90 service provides hourly services to Nottingham and Newark.
Other issues	
Agricultural land	Approximately half of the site is Grade 2, approximately half is Grade 3, although not in agricultural use (part of a golf course).
Deliverability	Landowner representation on LP2 indicates that, subject to removal of the land from the Green Belt and compliance with relevant planning policies, the site can be made available for development

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Land was promoted as a possible allocation within LP it is therefore available for development. The one positive in relation to the site is that it is one of the closer sites to the village centre. The closest bus service to the site (along the A52) runs hourly. The site is some distance away from the existing green belt inset boundary for Radcliffe on Trent and is in use as part of a golf club, which is a sporting facility. In such cases it is expected that there should be evidence that equal or better provision should be provided elsewhere, or that there is no demand for this part of the facility. The landscape assessment indicates that it would be unable to mitigate against the development of such prominent land, although the visibility of the site is restricted by landform and vegetation. As with all sites around Radcliffe on Trent, a solution needs to be found in order to improve health and education provision.

Radcliffe on Trent

Site reference SHLAA/RAD/010 **Site name** North of Holme Lane

Parish/town	Radcliffe on Trent	Site area (hectares)	6.4	Brownfield or greenfield	
Dwelling capacity	115	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Site RAD/K in the Green Belt Review. This area of Green Belt land is contained by the railway line and the River Trent beyond. These reduce the land's Green Belt is not required to check unrestricted sprawl or prevent merging. The land can be split into two separate areas either side of Island Lane. Land east is more visually connected to Radcliffe, where the residential properties and the recreation ground are visible. Land west of Island Lane is disconnected from Radcliffe and is open countryside in character. Half the land therefore benefits from Green Belt protection which has/is safeguarding the countryside from encroachment. The overall score of 13 reflects the prominence of the settlement edge east of Island Lane and the contribution of physical features which contain the site and reduce the importance of the land's Green Belt designation. The land is considered of low-medium Green Belt importance.
Flood Risk	The site is Flood zones 2 and 3. Latest SFRA data identify that with present defences, the site is not at risk of flooding. The whole site is also at a low to medium risk of surface water flooding.
Landscape assessment	The aggregate LVIA score is: 55/100. The site comprises a number of fields in equestrian usage on the north-western corner of Radcliffe on Trent. Within the study area is a low landscape value, which is partly a result of lack of representativeness of the LCA, as well as a number of human detractors present within the study area. The landscape susceptibility is medium, however, due to the fact that the site is not contiguous with the rest of the settlement and a perceived loss of rural setting with the development of the site. Overall the landscape sensitivity is low. In visual terms, there is a low value a result of the site within the study area, although the site does contribute as part of the rural setting to this side of the settlement. The site is part of the visual amenity for recreational receptors, albeit degraded, but the visibility of the site within its surroundings is low, resulting in a low visual susceptibility. The visual sensitivity is also low.
Green Infrastructure	Public right of way crosses the site east west from Island lane to the Wharf Lane Recreation Ground. Second PRoW follows Island lane under the disused railway line to the River Trent.
Historic Environment	There are no identified heritage assets within the site, or in close proximity.
Nature conservation	There are no designated nature conservation assets within or adjacent to the site. The site however consists of individual paddocks which may contain locally important flora. It is also bounded by hedgerows and the tree belts along the railway embankment and Holme Lane. These are LBAP priority habitats which should be preserved and enhanced to ensure their contribution to the local ecological network is maintained. Adverse impacts on priority habitats should be avoided, mitigated, or, as a last resort compensated.

Site reference	SHLAA/RAD/010	Site name	North of Holme Lane

Air quality/contamination	Site is not within or in close proximity of a AQMA. No constraints identified.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Current information suggests insufficient capacity, no detailed assessment made - only access to the site is via the Green, which is not wide enough to let two cars past.
Accessibility	The site is an 8 minute walk from the village centre. The railway station is an 11 minute walk with services to Nottingham and Skegness. There are limited services to Liverpool Lime Street and Boston. There are bus stops within a 2 minute walk on Main Road. These are served by Mainline and Rushcliffe Villager. They provide links to Nottingham and Bingham.
Other issues	
Agricultural land	The site is classified as Grade 3 agricultural land.
Deliverability	Landowner representation indicates that, subject to removal of the land from the Green Belt and compliance with relevant planning policies, the site would be available for development. Access constraints however mean the site is not deliverable or developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

Land was promoted as a possible allocation within LP it is therefore available for development. There are a number of positives in relation to the site. Firstly the site is one of the closest sites to the village centre that is being promoted. Secondly does not score highly when assessed against the purposes for including land within the Green Belt. Thirdly, the landscape and visual sensitivity assessment indicates that it is generally of low value and of low sensitivity. Whilst the site is identified as at risk of flooding in a 1 in 1000 event on the Environment Agency's flood maps, the SFRA indicates that the site is not at risk of flooding. The major barrier in relation to the possibility of development on the land is that an appropriate access could not be achieved to the site in order to enable development as The Green is too narrow. The land is therefore considered non-deliverable or developable.

Radcliffe on Trent

Site reference SHLAA/RAD/011 **Site name** Land to the north of Shelford Road

Parish/town	Radcliffe on Trent	Site area (hectares)	9.4	Brownfield or greenfield	
Dwelling capacity	150	Density (dwellings/hectare)	15	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	150	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Land is identified as RAD/C within the Green Belt Review. As the land only shares one boundary with Radcliffe and it extends over Gibbet Hill and down towards the River Trent the Green Belt designation prevents significant and prominent urban sprawl. It also safeguards an area which is free from inappropriate development and which is open countryside in character. The land's contribution to the open arable landscape east of Radcliffe on Trent means the land scores well against Green Belt purposes and is considered to be of medium-high Green Belt importance.
Flood Risk	A very small part of site is in Flood Zone 2. The site is at low risk of surface water flooding.
Landscape assessment	The aggregate LVIA score is 62/100. Site RAD/011 comprises arable land on the north-eastern edge of Radcliffe on Trent, which contains a ridgeline. The study area is generally of high landscape quality with strong perceptual aspects and these factor in to its medium landscape value. In terms of landscape susceptibility, development of the site would result in the loss of the strong rural edge, as well as increased prominence of housing within the surrounding area as a result of the landform of the site. The landscape susceptibility and sensitivity are both medium. Visually, there is little value derived from the site, although it does contribute to the rural setting to the settlement. The visual susceptibility is medium, however, as the site forms part of the strong rural edge for residential and recreational receptors and is highly visible in its surroundings. Overall the visual sensitivity is medium.
Green Infrastructure	There are no GI or open space constraints within the site. It is however adjacent to the River Trent which is part of the strategic green corridor and PRoW. Development should, where possible, enhance this corridor.
Historic Environment	Shelford Lodge is adjacent to the site and contains local interest buildings. Site includes archaeological remains including Neolithic flint scatters, immediately to north a medieval (possibly roman) gallows mound (Gibbet Hill) is located. The remoteness and isolation of this non-designated feature within landscape would be adversely affected.
Nature conservation	There are no designated nature conservation assets within the site. It is however bounded by the Trent Bluffs Clough LWS to the west. Indirect effects upon this site should be avoided, mitigated, or, as a last resort compensated.
Air quality/contamination	The site is not located within, or in close proximity of an AQMA.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of

Site reference	SHLAA/RAD/011	Site name	Land to the north of Shelford Road

	shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Access should be achievable. Is should however be considered in conjunction with RBC/RAD/04 to ascertain cumulative impacts of both developments, particularly given traffic generated will most likely need to pass through the village to get to Nottingham.
Accessibility	The site is a 20 minute walk from the village centre. The railway station is a 15 minute walk and from here there are services to Nottingham and Skegness. There are limited services to Liverpool Lime Street and Boston. There is a bus stop adjacent to the site on Shelford Road. The Rushcliffe Villager provides hourly buses from Nottingham to Bingham and Newton. The main bus service through the village centre runs every 10 minutes to Nottingham and Bingham and is around a 15 minute walk away.
Other issues	Site is located within Shelford parish.
Agricultural land	The site is approx. half Grade 2 and half Grade 4 agricultural land. Grade 2 is best and most versatile land.
Deliverability	Whilst the land was promoted during LP2 consultation (it was not allocated), no representation submitted during LP1 Growth Options consultation. Site is constrained by Green Belt and landscape issues. Could be suitable if policy changes, not available now and not achievable now.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Whilst the land was promoted during LP2 consultation (it was not allocated), and promoted again in response to a call for strategic sites. One positive in relation to the site is that it is not at risk of flooding. There are however a number of issues that would count against the site being the most suitable for housing. Firstly the site has been assessed to be of medium-high Green Belt importance when considered against the purposes for including land within it. Secondly the landscape and visual sensitivity assessment identifies that the site is of high landscape quality, and that it would be unable to provide full mitigation of the effects of development of the site. The site is also prominent as it sits on a ridgeline. There may also be detrimental effects on historic assets. As with all sites around Radcliffe on Trent, a solution needs to be found in order to improve health and education provision.

Radcliffe on Trent

Site reference SHLAA/RAD/012 **Site name** The Paddocks

Parish/town	Radcliffe on Trent	Site area (hectares)	3.0	Brownfield or greenfield	
Dwelling capacity	75	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	23/00444/OUT	Type of site	
Allocated site reference	Policy 5.6	Status	Extant outline planning permission	Adjoining key settlement	
Number of dwellings remaining	75	Source of number of dwellings	Development Plan Document	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site is allocated and an outline planning application has been granted and is currently for sale.

Suitability	Suitable	Availability	Available 6-10 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary The site is allocated and an outline planning application has been granted and is currently for sale.

Radcliffe on Trent

Site reference SHLAA/RAD/014 **Site name** 26 Prince Edward Crescent

Parish/town	Radcliffe on Trent	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	21/01850/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Radcliffe on Trent

Site reference	SHLAA/RAD/015	Site name	Land rear of 96 Bingham Rd. and NW 1 Golf Rd

Parish/town	Radcliffe on Trent	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	21/01856/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Planning permission for minor residential development expired

Radcliffe on Trent

Site reference	SHLAA/RAD/016	Site name	Barrington Close Garage Block

Parish/town	Radcliffe on Trent	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Although within Radcliffe the site is not considered deliverable or developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Although within Radcliffe the site is not considered deliverable or developable.

Radcliffe on Trent

Site reference	SHLAA/RAD/017	Site name	Cherrytree Close Garage Block

Parish/town	Radcliffe on Trent	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Although within Radcliffe the site is not considered deliverable or developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Although within Radcliffe the site is not considered deliverable or developable.

Radcliffe on Trent

Site reference	SHLAA/RAD/018	Site name	Clumber Drive Garage Block

Parish/town	Radcliffe on Trent	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site assessed as part of the programme of garage block redevelopments for affordable housing. Although site is within the settlement it is not considered deliverable or developable

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Although within Radcliffe the site is not considered deliverable or developable.

Radcliffe on Trent

Site reference	SHLAA/RAD/019	Site name	Talbot Court Garage Block

Parish/town	Radcliffe on Trent	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	3	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site assessed as part of the programme of garage block redevelopments for affordable housing. Site is within the settlement.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Radcliffe on Trent

Site reference SHLAA/RAD/020 **Site name** 1B Wharf Lane

Parish/town	Radcliffe on Trent	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	16	Greenfield	
Site source	Planning Application	Planning reference	06/00038/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Radcliffe on Trent

Site reference SHLAA/RAD/022 **Site name** Quantocks, Grantham Road

Parish/town	Radcliffe on Trent		Site area (hectares)	0.04	Brownfield or greenfield
Dwelling capacity	2		Density (dwellings/hectare)	50	
Site source	Planning Application	Planning reference	08/00937/FUL		Type of site
Allocated site reference		Status	Planning Permission for Residential Expired		Within key settlement
Number of dwellings remaining	0	Source of number of dwellings	Planning Application		Site on Brownfield Register ☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Radcliffe on Trent

Site reference SHLAA/RAD/023 **Site name** Radcliffe Day and Night Pharmacy

Parish/town	Radcliffe on Trent	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	22/00048/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Radcliffe on Trent

Site reference SHLAA/RAD/024 **Site name** 5 Hillside Road

Parish/town	Radcliffe on Trent		Site area (hectares)	0.09	Brownfield or greenfield
Dwelling capacity	1		Density (dwellings/hectare)	11	
Site source	Planning Application	Planning reference	10/01593/OUT		Type of site
Allocated site reference		Status	Planning Permission for Residential Expired		Within key settlement
Number of dwellings remaining	0	Source of number of dwellings	Planning Application		Site on Brownfield Register ☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Radcliffe on Trent

Site reference SHLAA/RAD/028 **Site name** Trelaw 139 Shelford Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.60	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	3.3	Greenfield	
Site source	Planning Application	Planning reference	17/00506/FUL 23/02256/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Radcliffe on Trent

Site reference SHLAA/RAD/040 **Site name** Pedigree Wholesale, The Crescent

Parish/town	Radcliffe on Trent	Site area (hectares)	0.5	Brownfield or greenfield	
Dwelling capacity	38	Density (dwellings/hectare)	30	Brownfield	
Site source	Planning Application	Planning reference	24/01925/FUL	Type of site	
Allocated site reference		Status	Planning application under consideration	Within key settlement	
Number of dwellings remaining	10	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	Site is not within the Green Belt
Flood Risk	EA Maps suggest area at no risk from flooding from rivers or watercourses - Low risk of surface water flooding on access land into the site.
Landscape assessment	Located within Radcliffe on Trent. Landscape impacts are not a constraint.
Green Infrastructure	No opportunities to provide GI on site. Varied GI available within and on the edge of Radcliffe.
Historic Environment	No constraints
Nature conservation	No constraints
Air quality/contamination	No AQMA constraints
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	No constraints
Accessibility	Site is within 5 minute walk of bus services into Nottingham. With local amenities, services and a train station are all within 15 minute's walk, making the site a sustainable choice for housing in this respect.
Other issues	
Agricultural land	N/A
Deliverability	Planning permission under consideration for C2 development for 72 bed care home (equivalent of 38 dwellings under HDT rulebook).

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Site reference	SHLAA/RAD/040	Site name	Pedigree Wholesale, The Crescent

Overall summary	Planning permission under consideration for C2 development for 72 bed care home (equivalent of 38 dwellings under HDT rulebook). May be suitable if granted planning permission.

Radcliffe on Trent

Site reference SHLAA/RAD/042 **Site name** 16 Grantham Road

Parish/town	Radcliffe on Trent		Site area (hectares)	0.03	Brownfield or greenfield
Dwelling capacity	1		Density (dwellings/hectare)	33	Greenfield
Site source	Planning Application	Planning reference	16/00765/OUT		Type of site
Allocated site reference		Status	Planning Permission for Residential Expired		Within key settlement
Number of dwellings remaining	1	Source of number of dwellings	Planning Application		Site on Brownfield Register ☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery cannot be expected before years 11-15.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery cannot be expected before years 11-15.

Radcliffe on Trent

Site reference SHLAA/RAD/047 **Site name** Land North West of 149 Shelford Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.73	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	4	Greenfield	
Site source	Planning Application	Planning reference	17/00505/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted for minor residential development. Construction implemented 2020/21 however only minimal works started.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Full planning permission granted for minor residential development. Construction implemented 2020/21 however only minimal works started.

Radcliffe on Trent

Site reference SHLAA/RAD/048 **Site name** 60 Grantham Road

Parish/town	Radcliffe on Trent	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	113	Brownfield	
Site source	Planning Application	Planning reference	20/02620/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Permission for alternative development (25/00054/FUL) on one of the properties on the site meaning that this permission is non-deliverable.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission for minor residential development. Permission for alternative development (25/00054/FUL) on one of the properties on the site meaning that this permission is non-deliverable.

Radcliffe on Trent

Site reference SHLAA/RAD/052 **Site name** Hall Farm, Grantham Road

Parish/town	Radcliffe on Trent	Site area (hectares)	48	Brownfield or greenfield	
Dwelling capacity	700	Density (dwellings/hectare)	15	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	700	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Radcliffe on Trent: South West Green Belt Strategic Area. It scores 11. The topography slopes up from the A52 and consists of large open fields with weak defensible boundaries and woodland. Development south of the A52 would constitute prominent urban intrusion into the open countryside. Development south of the A52 would not significantly reduce the green belt between Radcliffe and Cotgrave/or the Cropwell's. Area contains development along Cropwell Road, although it is considered that this development forms a washed over part of Radcliffe on Trent. Land further west is open countryside in character with no inappropriate development within it. The area does not contain or form the setting of designated or non-designated heritage asset.
Flood Risk	Flood Zone 1. Parts of the site are at low risk from surface water flooding.
Landscape assessment	SN04 - Cotgrave and Tollerton Village Farmlands - Landscape condition is moderate. The strength of character of the area is moderate. The area has a uniform character of arable fields with prominent village fringes.
Green Infrastructure	Land comprises arable land. There are no public rights of way within the site.
Historic Environment	No constraints identified. HER identifies Palaeolithic to Bronze Age flints found within the site. HER identifies Spellow Farm as a historic building (Historic Farmstead Survey undertaken by NCC) and it may qualify as a non-designated heritage asset.
Nature conservation	No designated nature conservation assets. Land contains some hedgerows, which are a local priority habitat.
Air quality/contamination	Not within AQMA. Hall Farm identified as being potential contaminated land, together with pockets of worked ground.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	Access can only be achieved of the A52.
Accessibility	Site is separated from the village centre, services and facilities by the A52. Nearest crossing is located at the junction of Cropwell Road. Poor connectivity at present to walking and cycling network. Radcliffe on Trent train station connects to services to Nottingham and

Site reference	SHLAA/RAD/052	Site name	Hall Farm, Grantham Road

	Skegness. There are limited services to Liverpool Lime Street and Boston. Bus stops are located on the A52. The number 90 service provides hourly services to Nottingham and Newark.
Other issues	
Agricultural land	Grade 3
Deliverability	Land is in single ownership and is therefore available. The Growth Study which supports the Greater Nottingham Strategic Plan concludes that the Hall Farm, Grantham Road site is free from major constraints and suitable for development pending further site investigations.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Land is in single ownership and is therefore available. The Growth Study which supports the Greater Nottingham Strategic Plan concludes that the Hall Farm, Grantham Road site is free from major constraints and suitable for development pending further site investigations.

Radcliffe on Trent

Site reference SHLAA/RAD/054 **Site name** East of Radcliffe on Trent

Parish/town	Radcliffe on Trent	Site area (hectares)	54	Brownfield or greenfield	
Dwelling capacity	700	Density (dwellings/hectare)	13	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	700	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Radcliffe on Trent: North East Green Belt Strategic Area. It scores 11. There is only one boundary with the green belt inset for Radcliffe on Trent. There are weak features (field boundaries) that could act as defensible boundaries. Oatfield Lane, No Joke Plantation and Shelford Road are stronger boundaries further out. Shelford and Saxondale and the strategic allocation at Forme RAF Newton are some distance away. The area contains large open fields and woodland. There are no instances of inappropriate development within this area. The area does not contain or form the setting of designated heritage asset.
Flood Risk	Flood Zone 1. Parts of the site are identified as at medium to even high risk from surface water flooding, particularly on the eastern side.
Landscape assessment	Landscape score 65/100. The site comprises a series of arable fields on the eastern edge of Radcliffe on Trent, forming a large finger of development towards the east into the rural setting of the village. The landscape value in the study area is low overall, but the generally well maintained landscape quality, the number of conservation interests and the strong rural edge contributed by the site within the study area all add value. In terms of susceptibility to change, development of the site would result in the creation of a finger of development into the strong rural edge, effectively eroding this edge and creating an increased perception of urbanisation. Development on Spellow Hill will be particularly problematic in terms of increased prominence of housing in the area. Due to this, the landscape susceptibility of the study area to change is therefore medium, and the landscape sensitivity is also medium. In visual terms, the site forms a strong rural setting to the settlement and this contributes to a medium visual value. In terms of visual susceptibility, the site forms the rural setting for both residential and transport receptors and includes areas of prominent land, resulting in a medium susceptibility. The visual sensitivity is overall medium.
Green Infrastructure	Retain hedgerows and trees within the site to provide a framework for GI provision. Enhance watercourse corridor. Enhance green infrastructure along the A52, which is identified as a potential green infrastructure corridor.
Historic Environment	There are no identified impacts on designated or non designated heritage assets. HER identifies Spellow Farm as a historic building (Historic Farmstead Survey undertaken by NCC) and it may qualify as a non-designated heritage asset.
Nature conservation	Saxondale Railway LWS runs through the site. Whilst the majority of the site is intensively farmed, there are trees, hedgerows and a

Site reference	SHLAA/RAD/054	Site name	East of Radcliffe on Trent

	watercourse within the site.
Air quality/contamination	The site is not within or in proximity of an air quality management area. Areas of potentially contaminated land to the east of Spellow Farm include a pit and legacy farming activities.
Community facilities	Radcliffe on Trent is a Key Settlement with a Local Centre as identified in the Core Strategy. The Local Centre contains a wide variety of shops, public houses, cafes/restaurants and fast food establishments. It also has a range of community facilities including a health centre, library, church hall and community centre. The village also has an infant and junior school and one Secondary School (with 6th form). Radcliffe has two publicly accessible playing fields (Wharf Lane and Bingham Road).
Highways and accesss	The site can only be accessed from the south by a single track bridge over the Nottingham to Grantham Railway line. Improvements to access would be over third party land.
Accessibility	Site lies approximately 1.6km from the centre of the village. Radcliffe on Trent has a train station with services to Nottingham and Skegness although the site is some distance from this. The site is some distance from most community facilities and the village centre. Some connectivity possible with walking and cycling network to the south of the site running alongside Grantham Road, back to Radcliffe on Trent Centre and Bingham. Buses run regularly on Grantham Road connecting Nottingham to Bingham.
Other issues	There is an oil well located within the site.
Agricultural land	The provisional agricultural land classification is grade 2.
Deliverability	The site is within one ownership, but no known developer involved at present.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	The site is located within the green belt. There are concerns in relation to whether the site is deliverable due to present access constraints. Whilst there are no concerns in relation to potential impacts on features of historic value, it is considered that the landscape appraisal has identified some areas of importance.

Rempstone

Site reference SHLAA/REM/002 **Site name** Welfare Field (Land north of Main Street)

Parish/town	Rempstone	Site area (hectares)	1.9	Brownfield or greenfield	
Dwelling capacity	21	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	20/00716/OUT 19/00109/OUT	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not identified as at risk of flooding from any source
Landscape assessment	
Green Infrastructure	
Historic Environment	In the setting of a listed building and part of Rempstone Shrunken Village, a non designated heritage asset.
Nature conservation	The site contains trees hedgerows and grassland.
Air quality/contamination	The site is not within or in proximity of an air quality management area
Community facilities	Rempstone has limited facilities.
Highways and accesss	Planning refusal partially related to access.
Accessibility	Number 9 bus runs along the A60 providing an half hourly service between Nottingham and Loughborough.
Other issues	The site contains a public right of way
Agricultural land	The provisional agricultural land class is grade 2
Deliverability	Permission refused and appeal dismissed on several grounds.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning application 20/00716/OUT submitted for 21 units, but refused in July 2020. Site is constrained by policies that protect the countryside, heritage issues, and absence of local services. Previous application 19/00109/OUT refused and upheld on appeal on a number of grounds which are unlikely to be overcome.

Rempstone

Site reference SHLAA/REM/003 **Site name** Land off A6006, Wymeswold Road

Parish/town	Rempstone	Site area (hectares)	0.75	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	7	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not identified as at risk of flooding from any source
Landscape assessment	The site is an important open space in the heart of the village
Green Infrastructure	
Historic Environment	There are a number of listed buildings in the setting of the site.
Nature conservation	
Air quality/contamination	The site is not within or in proximity of an air quality management area
Community facilities	Rempstone has limited facilities.
Highways and accesss	
Accessibility	Number 9 bus runs along the A60 providing an half hourly service between Nottingham and Loughborough.
Other issues	
Agricultural land	The provisional agricultural land class is grade 2
Deliverability	The site is an important open space within the heart of the village and within the setting of a number of listed buildings. It is not considered to be suitable for development.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is an important open space within the heart of the village and within the setting of a number of listed buildings. It is not considered to be suitable for development.

Ruddington

Site reference	SHLAA/RUD/001	Site name	Land on the east side of Loughborough Road, Ruddington

Parish/town	Ruddington	Site area (hectares)	59	Brownfield or greenfield	
Dwelling capacity	1200	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	1200	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt. The site submission extends between Ruddington and Bradmore. Development of the whole site would lead to the merging of the two settlements.
Flood Risk	The site is not at risk of flooding from watercourses. Parts of the site are identified at risk of flooding from surface water.
Landscape assessment	SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009). Reasonably flat arable farm land east and west of Ruddington. Landscape is typical of the surrounding rural area, with little scenic quality. PRoW are limited but provide recreational value. Topography and field boundary vegetation mean that the area of search is largely visually enclosed. Small blocks of woodland and hedgerows within the area of search offer the potential to develop a sense of place underpinned by a green infrastructure network. Ruddington has textiles heritage, notably knitting and lace, which could contribute to a distinct character for a new settlement.
Green Infrastructure	There are no existing GI assets within the site. There may however be opportunities to design multi-functional GI within any development of the site.
Historic Environment	Bradmore conservation area to the south of the site. No listed buildings within or within the setting of the site. HER identifies a potential location of a windmill alongside Mill Lane, otherwise nothing of significance identified. Potential harm to this archaeological feature, extent of this feature will be limited and its location is already well known.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by hedgerows in varied condition which are a LBAP habitat. In addition, whilst most of the site is intensively farmed, there are some areas of grassland in the north and along farm tracks. The site falls within the urban fringe Green Infrastructure zone. Development within this area must incorporate accessible infrastructure that provides recreational opportunities, wildlife benefits, and enable pedestrian and cycle access to the wider countryside.
Air quality/contamination	The site is not within or in proximity to an Air Quality Management Zone. No areas identified as potentially contaminated land.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket

Site reference	SHLAA/RUD/001	Site name	Land on the east side of Loughborough Road, Ruddington

	and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access would have to be created of the A60, which is a 50MPH road at this location
Accessibility	The nearest bus stops are on the A60 to the north and south of the western edge of the site. These stops are served by buses to Nottingham and Loughborough, which run half hourly during the day. The site is some distance from the village centre.
Other issues	
Agricultural land	The site is predominantly grade 2 agricultural land with some grade 3
Deliverability	Site is being promoted on behalf of a landowner. No known developers involved in the site. The site is under single ownership. No known issues regarding ransom strips

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The positives to this site is that there are limited constraints identified in relation to impact on heritage assets. There site is also not at risk of flooding from watercourses. The western part of the site is adjacent to a frequent bus service, although the site is not within easy walking distance of the main facilities within Ruddington. The challenges to the development of the site as a whole would merging the settlements of Ruddington and Bradmore. The site also contains best and most versatile agricultural land.

Ruddington

Site reference SHLAA/RUD/002 **Site name** Land Adj St Peter's Junior School

Parish/town	Ruddington	Site area (hectares)	1.9	Brownfield or greenfield	
Dwelling capacity	50	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Previously refused planning permission	Freestanding	
Number of dwellings remaining	50	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	Site is Rud/C in the Rushcliffe Green Belt Review. As an outlying development within a strategically important area of the Green Belt (between Ruddington and the main urban area of Nottingham), this site performs well against those Green Belt purposes which restrict sprawl, prevent the merging of settlements and safeguards the countryside from encroachment. The overall score of 16 reflects the final conclusion that this land is of medium-high Green Belt importance.
Flood Risk	Site is within Flood Zone 1. A small area in the south east corner is susceptible to surface water flooding.
Landscape assessment	Aggregate LVIA score: 47/100. The site is an area of rough ground which lies to the west of the A60 and just to the north of Ruddington. There is a low landscape value within the study area as a result of the lack of conservation interests and recreational value, as well as the low scenic quality. In terms of the landscape susceptibility to change, this is medium as the site would form an urban extension between the main block of Ruddington and the cluster of properties on Old Loughborough Road, joining the two. This would lead to an increased perception of built form and potentially increased perception of coalescence between West Bridgford and Ruddington. The landscape sensitivity is low overall. Visually, the site has little value and also a low visual susceptibility given the low visibility of the site as well as the site not contributing to the visual amenity of either transport or recreational receptors. The visual sensitivity is overall low.
Green Infrastructure	Site may contain biodiversity assets. No other GI assets are within the site. Golf Club is adjacent and school playing fields are in close proximity. Area is identified as existing grassland in the BOMR. Development should not compromise the connectivity of these sites and the wider network of grassland sites.
Historic Environment	There are no heritage assets within or in close proximity to the site. Adjacent to archaeological alert ARCH/3560 - Pre 1835 Brick Kiln/Industrial complex.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by hedgerows in varied condition which are a LBAP habitat and the pasture may contain locally important neutral grassland plant species. The BOMR identifies land surrounding the site as grassland. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within or adjacent to a AQMA

Site reference	SHLAA/RUD/002	Site name	Land Adj St Peter's Junior School

Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	NCC policy precludes access for new developments onto major A roads except in special circumstances.
Accessibility	The nearest bus stops are on the A60. These are in close proximity of the site. These stops are served by buses to Nottingham and Loughborough and to Ruddington. The site is some distance from the village centre.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land however not in agricultural use.
Deliverability	The site was promoted for development throughout LP2 preparation process, therefore it is considered to be available.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Whilst public transport passes the site, it is located away from the village centre. The site has low landscape value. Site may have biodiversity value. Main issues relate to the sites medium-high Green Belt importance together with the highways authority not allowing for the creation of new direct accesses onto major roads. Site was promoted for housing development throughout the LP2 preparation process and is therefore available.

Ruddington

Site reference SHLAA/RUD/003 **Site name** Land North East of Marl Close

Parish/town	Ruddington	Site area (hectares)	6.6	Brownfield or greenfield	
Dwelling capacity	167	Density (dwellings/hectare)	20	Greenfield	
Site source	Housing Allocation	Planning reference	19/01287/FUL	Type of site	
Allocated site reference	Policy 6.1	Status	Under Construction - over 75% of dwellings completed	Adjoining key settlement	
Number of dwellings remaining	14	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Significant areas of land adjacent to Packman Dyke and Wilford Road are within Flood Zone 3. The majority of the remaining area is within Flood Zone 2.
Landscape assessment	Aggregate LIVIA score: 55/100. Site RUD/003 is comprises a play area and set-aside field on the northern edge of Ruddington. Landscape value within the study area is low, owing in part to the lack of both conservation interests and recreational value. There is also a low landscape susceptibility, with development of the site forming an extension of the urban edge and resulting in no loss of key characteristics. The landscape sensitivity is overall low. In visual terms, there is limited value apart from the presence of the play area. However, the visual susceptibility is medium, with the site forming part of the rural setting for a medium number of receptors and generally being visible within its surroundings, particularly when viewed from the north. The visual sensitivity is medium overall.
Green Infrastructure	Loss of Sellars Field is a significant constraint. Replacement open space required. Packman Dyke is part of the ecologically important water course and GI network.
Historic Environment	There are no heritage assets within or in close proximity to the site.
Nature conservation	The land is bounded by the Packman Dyke, this ditch feeds into the Fairham Brook, and is a priority habitat, identified in the LBAP. The dyke is also identified as an existing wetland in the BOMR. In accordance with the BOMR, ditches should be buffered and managed to improve connectivity of water bodies, biodiversity and reduce diffuse water pollution. Direct adverse effects or indirect effects on nature conservation sites downstream should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within or adjacent to a AQMA
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access off Wilford Road likely to be achievable. The problem with all major developments in Ruddington is the impact on junctions in and around the village centre. Easthorpe Street, Kirk Lane and Flawforth Lane junction would require improvement.

Site reference	SHLAA/RUD/003	Site name	Land North East of Marl Close

Accessibility	The nearest bus stops are on Wilford Road. They are served by regular buses (Navy Line 3 during the day) to Nottingham, Clifton and Ruddington. The site is relatively close to the village centre and facilities.
Other issues	
Agricultural land	Broad ALC maps identify that part of the land is Grade 2 with the other part classified as 'urban'. However there are no urban features within the site.
Deliverability	Allocated in the Local Plan Part 2. Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Allocated in the Local Plan Part 2. Under construction.

Ruddington

Site reference SHLAA/RUD/004 **Site name** 18 St Mary's Crescent

Parish/town	Ruddington	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Greenfield	
Site source	Planning Application	Planning reference	22/00601/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Ruddington

Site reference SHLAA/RUD/005 **Site name** Land west of Pasture Lane

Parish/town	Ruddington	Site area (hectares)	36	Brownfield or greenfield	
Dwelling capacity	350	Density (dwellings/hectare)	10	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Ruddington West Strategic Area. It scored 14 within the Green Belt Review 2022. This broad area is contained by the existing edges of Clifton to the west, and, in part, Silverdale and Ruddington. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are few strong features that could contain development going out from the Ruddington direction south of Clifton Lane. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane. The broad area has no topographical features and is relatively flat. This broad area in large prevents the merging of Clifton and Ruddington. Development in this location could physically join the two settlements together. Would potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary. There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a washed over part of Ruddington, the majority of the area consists of arable fields that are clearly within open countryside. Some hardstanding at the former Fairham Comprehensive School remains.
Flood Risk	Land adjacent to the ditch on the southern boundary is within Flood Zone 3, as is the western edge of the site adjacent to Fairham Brook.
Landscape assessment	Aggregate LVIA score: 55/100. The site is a wedge of arable land which separates the settlements of Ruddington and Clifton. Recently there has been development on Pasture Lane near the site's eastern boundary, which contributes to the site's urban fringe character. The study area is of low landscape value, which is partly as a result of the low amount of scenic quality, as well as the lack of conservation interests and recreational value. However, owing to the potential for perceived coalescence, there is a medium landscape susceptibility. The landscape sensitivity is overall low. In visual terms, aside from the site forming a visual break between settlements, there is little visual value associated with the site. The site is a small part of the rural setting for residential receptors, contributing to a low visual susceptibility. The visual sensitivity is overall low.
Green Infrastructure	Fairham Brook is an important wildlife corridor and Green Infrastructure. This would be significantly affected if the site were developed completely. Development would offer opportunity to deliver multi functional GI, improve the biodiversity of the site, connectivity with neighbouring wildlife site assets and the performance of the wider wildlife corridor.

Site reference	SHLAA/RUD/005	Site name	Land west of Pasture Lane

Historic Environment	There are no heritage assets within or in close proximity to the site.
Nature conservation	The site is directly adjacent to the Fairham Brook Nature Reserve, a Local Wildlife Site. Valued for its grassland and scrub, the site has been adversely affected by canalisation of the brook, lowering of the water table and urban edge effects. The site is also bounded by a ditch on its southern side. Ditches are a LBAP priority habitat. Development should avoid, mitigate or compensate for any direct or indirect effects on the LWS or priority habitats.
Air quality/contamination	The site is not within or in close proximity of a Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	The problem with all major developments in Ruddington is the impact on junctions in and around the village centre. Easthorpe Street, Kirk Lane and Flawforth Lane junction would require significant improvement.
Accessibility	The nearest bus stops are on Clifton Lane. These are in close proximity of the site and they are served by buses to Nottingham, Clifton and Ruddington which run every hour during the day. The site is a 15 minute walk from the centre of the village. There is reasonable provision of cycle routes along Clifton Lane back towards Ruddington.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land and also 'urban' in parts. However, there are no urban features within the site.
Deliverability	Site being promoted therefore is available for development.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

Whilst most of the site is relatively free of physical constraints and relatively close to frequent public transport, it lies some distance away from the main facilities at Ruddington and Clifton. The western part of the site is located adjacent to the Fairham Brook Nature Reserve. More importantly, the site as a whole forms an important gap between Clifton and Ruddington and development of any scale would breach the strong defensible boundary at Pasture Lane. Due to the significant Green Belt constraints, the land is considered not suitable.

Ruddington

Site reference SHLAA/RUD/007 **Site name** Easthorpe House and adjacent land

Parish/town	Ruddington	Site area (hectares)	1.5	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	10		
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development		
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The land is identified as RUD/I within the Rushcliffe Green Belt Review. Located on the east side of the A60 Loughborough Road, the removal of Green Belt would break the settlement's established eastern boundary and intrude into the countryside. The site is contained by defensible boundaries and therefore the potential for unrestricted sprawl is reduced. The removal of this land from the Green Belt would not reduce the distance between Ruddington and Edwalton. The lands importance to the setting of the listed building and designation of the land as a historic park and garden is recognised in this Green Belt review. Whilst the site scored 13, representing a site that is of low-medium value, its location east of the A60 and the importance of the land to the setting of the listed building results in a final conclusion that the site is fundamentally constrained and of high Green Belt importance.
Flood Risk	Site is within Flood Zone 1.
Landscape assessment	Aggregate LVIA score: 69/100. Site RUD/007 comprises a listed building with parkland-like surroundings that are included as part of the Ruddington Conservation Area on the western edge of the village of Ruddington. There is a medium level of landscape value within the study area, owing partly to the high landscape quality and number of conservation interests in the study area, as well as a close representativeness to the character of the LCA. The landscape susceptibility is also medium, which is derived from the loss of both a listed building and part of the conservation area, as well as the perception of extension of the settlement into open countryside. Overall, the landscape sensitivity is considered to be medium. In visual terms, there is a medium value arising from the site due to its inclusion in the conservation area, as well as the bench opposite site indicating visual value. The visual susceptibility is also medium as the site forms part of the visual amenity for both residential and transport receptors, the number of which is medium due to the site's village edge location. Visual sensitivity of the site is overall medium.
Green Infrastructure	Whilst not publicly accessible, the grounds of Easthorpe House provide visual amenity and have been identified as a positive open space in the Townscape Appraisal.
Historic Environment	Easthorpe House is a Grade II listed building. The development of this building's grounds would significantly affect the setting of the building and its listed stable block and animal pen. The southern section of the site is within Ruddington's Conservation Area and have

Site reference	SHLAA/RUD/007	Site name	Easthorpe House and adjacent land

	been identified as a positive open space in the Townscape Appraisal. The grounds are also identified locally as a Historic Park and Garden. Difficult to achieve any meaningful mitigation given size of site and heritage assets present - harm to heritage assets will be inevitable and substantial
Nature conservation	There are no designated nature conservation assets within or in close proximity of the site. The site itself contains formal park land, which forms the setting of Easthorpe House. Parkland is a identified as a priority habitat within the BAP.
Air quality/contamination	The site is not within or in close proximity of a Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Suitable for modest development off existing access, road would need to be constructed to an adoptable standard.
Accessibility	Regular bus services to Nottingham and Loughborough can be accessed at bus stops on St Marys Close and the A60. They are all within a 5 minute walk.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land however not in agricultural use.
Deliverability	Whilst the landowner is willing to convert Easthorpe House and develop its surrounding grounds for housing, the significant adverse effects on heritage assets (Grade II listed building and conservation area), and green belt designation are a significant constraint. The site would otherwise probably be deliverable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is relatively close to the village centre. However the landscape assessment identifies that the site is of high landscape quality. The impact of development on historic assets likely to be more than substantial and unlikely to provide any meaningful mitigation. Site is therefore considered non-developable.

Ruddington

Site reference SHLAA/RUD/008 **Site name** 146 Loughborough Road

Parish/town	Ruddington	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00485/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Erection of Single Dwelling.

Ruddington

Site reference SHLAA/RUD/009 **Site name** Land at Loughborough Road

Parish/town	Ruddington	Site area (hectares)	1.9	Brownfield or greenfield	
Dwelling capacity	36	Density (dwellings/hectare)	15	Greenfield	
Site source	Planning Application	Planning reference	23/00385/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	36	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	S
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The site was promoted through Local Plan process, therefore it is considered to be available for development. Detailed planning application under consideration, however as the site is within the conservation area, its suitability is still set as 'may'.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	2 years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary under construction

Ruddington

Site reference SHLAA/RUD/010 **Site name** Land opposite Mere Way

Parish/town	Ruddington	Site area (hectares)	8.8	Brownfield or greenfield	
Dwelling capacity	180	Density (dwellings/hectare)	19	Greenfield	
Site source	Planning Application	Planning reference	19/00535/OUT 19/02909/REM	Type of site	
Allocated site reference	Policy 6.3	Status	Under Construction - over 75% of dwellings completed	Adjoining key settlement	
Number of dwellings remaining	19	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site is not located in the Green Belt.
Flood Risk	Part of the site closest to the A60 is at a high risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 57/100. RUD/010 comprises two arable fields on the south-eastern edge of Ruddington, lying adjacent to the boundary of the Ruddington Conservation Area. The site is slightly separate from the existing settlement edge. A medium landscape value is present in the study area - this reflects the high representativeness and the medium number of conservation and recreational assets. Development of the site would result in the loss of part of the rural setting to the settlement, as well as a perceived urbanisation, especially as the site is slightly separate from the existing urban edge. Overall, both the landscape susceptibility and landscape sensitivity are medium. There is little visual value attached to the site and its low visibility means that it does not contribute greatly to the visual amenity of receptors. The visual value, susceptibility and sensitivity are all low overall.
Green Infrastructure	There are no existing GI assets within the site. There may however be opportunities to design multi-functional GI within any development of the site.
Historic Environment	There are no heritage assets within or in close proximity to the site. Potential harm to panoramic view from Loughborough Road out of conservation area, however this view is limited by significant hedgerow along western boundary.
Nature conservation	There are no designated nature conservation sites within the site, or in close proximity. Rushcliffe Country park is 200m west, beyond the A60 and business units within Ruddington Business Park. The land however is bounded by and contains hedgerows of varied age and condition. Hedgerows are identified as a LBAP priority habitat and the BOMR highlights the need to protect and enhance their quality and connectivity. Shelterbelts should also be incorporated into the design, adjacent to hedgerows in order to improve the wildlife corridors.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.

Site reference	SHLAA/RUD/010	Site name	Land opposite Mere Way

Highways and accesss	Would require access off the Mere Way/A60 roundabout and significant improvements to roundabout to ensure capacity of A60 is not adversely affected.
Accessibility	Regular bus services to Nottingham and Loughborough can be accessed from two stops on the A60. These within a 5 minute walk of the site. The village centre is a 15 minute walk.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land however not in agricultural use.
Deliverability	Allocated in the Local Plan Part 2. Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Allocated in the Local Plan Part 2. Under construction.

Ruddington

Site reference SHLAA/RUD/011 **Site name** Land to the east of Loughborough Road

Parish/town	Ruddington	Site area (hectares)	3.0	Brownfield or greenfield	
Dwelling capacity	60	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Land is identified as RUD/J in the Green Belt Review. This area of Green Belt land preserves the setting of Easthorpe House (Grade II listed), which is itself important to the historic setting of Ruddington. This combined with the absence of inappropriate development and the land's contribution to the areas countryside character result in a site that would otherwise be considered of low Green Belt importance. Whilst the enclosed nature of the site between Easthorpe House and Flawforth Lane result in a site that scores 15 (within the upper end of low-medium scale of importance) the importance of the land to the setting of Easthorpe House (and its historic park and garden), and the overlapping conservation area mean the land is of high Green Belt importance and is fundamentally constrained as it preserves the historic setting of Ruddington.
Flood Risk	The site is in Flood Zone 1. A very small area within the south east corner is at medium risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 59/100. The site comprises one arable field located immediately east of A60 and north of Flawforth Lane. There are some PRoW's within the study area and a distinct lack of public open space. There are a good number of conservational interests within the study area with part of the site overlapping with Ruddington Conservation Area. There is an overall medium landscape value within the study area due to the conservation area displaying strong aesthetic qualities. There is a medium susceptibility to change with the loss of part of the conservation area, and the extension of the urban fringe. The sensitivity of the landscape character is medium overall. Visually, the site is recognised as forming part of the conservation area. There is a medium number of potential receptors as the site is on the village edge and in close proximity to a busy A road. The overall visual susceptibility is medium as the site forms part of the rural amenity for the village with some open views. Overall, there is low visual sensitivity.
Green Infrastructure	Although the site does not contain accessible open space, it is identified as a positive open space in the Townscape Appraisal. It therefore provides visual amenity. Opportunities should be taken to utilise/improve hedgerows as wildlife corridors, and provide amenity/play areas.
Historic Environment	The site provides open views of Easthorpe House, which is Grade II listed. The development of this land would affect the rural setting of this building when viewed from the south on Flawforth Lane. The eastern side of the site is within Ruddington's Conservation Area. The site is identified as a positive open space which contributes to the character of the area.
Nature conservation	There are no designated nature conservation sites within the site, or in close proximity. The land however is bounded by hedgerows of varied age and condition. Hedgerows are identified as a LBAP priority habitat and the BOMR highlights the need to protect and enhance

Site reference	SHLAA/RUD/011	Site name	Land to the east of Loughborough Road

	their quality and connectivity. Shelterbelts should also be incorporated into the design, adjacent to hedgerows in order to improve the wildlife corridors. In addition to hedgerows the site contains a number of mature trees.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access off Flawforth Lane only. Would need to consider impact on adjacent Signalised junction and potential site opposite. Would require new footway, and crossing facilities into Ruddington across A60.
Accessibility	Regular bus services to Nottingham and Loughborough can be accessed from two stops on the A60. These within a 5 minute walk of the site. The village centre is a 10 minute walk.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land.
Deliverability	The land is available as indicated by 2017 further options consultation response.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The positives in relation to the site are that it is relatively free from physical constraints and is a site that is closer to the village centre than most other submissions adjacent to Ruddington. A frequent bus service runs along Loughborough Road. The major constraints are that harm to historic assets are likely to be more than substantial given its proximity to the conservation area and the effect development would have directly onto an unregistered park and garden and Easthorpe House. Impact on the historic setting of the village is a fundamental green belt constraint.

Ruddington

Site reference SHLAA/RUD/012 **Site name** Old Loughborough Road

Parish/town	Ruddington	Site area (hectares)	2.8	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	4	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	10	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	This land is identified as RUD/E in the Rushcliffe Green belt Review. The site is located adjacent to Loughborough Road, in a prominent position on Mickleborough Hill. The Green Belt designation prevents urban sprawl that would be visible over a wide area to the south and west. Comprehensive hedgerow cover surrounds the site and screens neighbouring properties from view, and the absence of any inappropriate development, result in an area which is open countryside in character. This rural character is preserved by the Green Belt designation. The site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this land in isolation would not be appropriate. This would weaken the Green Belt function between Ruddington and the main urban area. Whilst the land was assessed as being of medium-high Green Belt importance (scoring 17), due to the site's outlying and prominent location on land which prevents the merging of Ruddington with the main urban area, it is concluded that the land is fundamentally constrained by its Green Belt designation, by virtue of its importance in maintaining separation between the main built up area of Ruddington and the main built up area of West Bridgford.
Flood Risk	A small part of the site is at low to medium risk from surface water flooding.
Landscape assessment	Aggregate LVIA score: 52/100. The site is made up of two pastoral fields immediately east of Loughborough Road. There are two PRoW's within the study area with Ruddington BW3 running along the south-eastern boundary of the site. The study area also contains a golf course. There are few conservational interests within the study area, some TPO's and a listed building but little else. There is an overall low landscape value within the study area due to a degree of human influence and local highways affecting tranquillity. There is a medium susceptibility to change with some loss of rural character and a perceived increase in built form and density. The sensitivity of the landscape character is low overall. Visually, there are no indicators or recognition of value. There is a low number of potential receptors with some degree of enclosure and screening from vegetation. The overall visual susceptibility is low as the site is relatively well screened from surrounding road networks and residential spaces. Overall, there is low visual sensitivity.
Green Infrastructure	Although the site itself does not contain any existing GI/open space, it is adjacent to a bridleway which links Mickleborough Hill with Ruddington. This is a local green corridor which links woodland/tree belts in the area and should be protected and enhanced.
Historic Environment	There are no heritage assets within or directly adjacent to the site. Southern tip of the site covered by archaeological alert ARCH/3560 - Pre 1835 Brick Kiln/Industrial complex.

Site reference	SHLAA/RUD/012	Site name	Old Loughborough Road

	The old road right of way and thick hedgerow avoid adverse impacts on setting of Ruddington Hall (a local interest building) and its grounds.
Nature conservation	The site contains grassland which may contain lowland neutral grassland species of local importance (lowland neutral grassland is a BAP priority habitat). It is also bounded by and contains mature hedgerows and tree belts which are also BAP priority habitats. The Biodiversity Opportunity Area Report (BOAR) identifies the land as existing grassland and encourages the retention of grassland strips, shelterbelts, protection and restoration of hedgerows in order to increase their biodiversity and performance as wildlife corridors.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access achievable off of old Loughborough Road. Questionable from sustainability standpoint.
Accessibility	Regular bus services can be accessed from two stops on the A60 (less than a 5 minute walk). The village centre is a 20 minute walk.
Other issues	
Agricultural land	Broad ALC maps identify that the land is a mix of Grade 2 (BMV) and Grade 3 agricultural land
Deliverability	The landowner submitted representations on the LAPP, promoting the site for self build. Due to Green Belt constraints the land is not considered deliverable.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Whilst the site has some positives in relation to landscape impact, the site lies some distance away from services although within walking distance of public transport. In addition the site falls within an important area of Green Belt that prevents the merging of Ruddington and West Bridgford. Although previously promoted as a self build allocation, the site is fundamentally constrained by the GB designation and has not been allocated within the Local Plan.

Ruddington

Site reference SHLAA/RUD/013 **Site name** Land adjacent to Landmere Farm

Parish/town	Ruddington	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	5	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Similarly to RUD/F, due to the site's limited size, and lying within an area that contains a number of large properties with extensive grounds it does not score well against Green Belt purposes and has been adjudged to be of low-medium Green Belt importance against the scoring system. However, the site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this area of land would also put pressure on insetting areas of existing development surrounding this site. It is therefore concluded that the land is fundamentally constrained by the Green Belt designation and of high Green Belt importance.
Flood Risk	Site is within Flood Zone 1.
Landscape assessment	LVIA has combined RUD9 and RUD10. Aggregate LVIA score: 47/100. The site is a field currently used for equestrian grazing which is situated adjacent to a cluster of development which is separate from the main settlement of Ruddington. This development has a distinctive character which arises from its well-treed appearance and the low density of existing housing. The landscape value of the study area is medium, arising from the good level of maintenance within the landscape, as well as the representativeness of the study area with relation to the LCA in which it sits. Whilst development of the site would result in the potential for perception of increased density and localised loss of character, there would be no notable loss of key characteristics and an overall low landscape susceptibility. The landscape sensitivity is low. There is little value in terms of visual amenity, and the visual susceptibility is also low due to the limited number of receptors and the screening of the site with built form and vegetation. Overall the visual sensitivity is low.
Green Infrastructure	There are no GI or open space assets within the site. Ruddington Hall grounds are adjacent and provide private semi-natural, natural greenspace. Due to the scale of development there are limited opportunities to provide on-site GI or contributions to improvements off-site.
Historic Environment	There are no heritage assets within or in close proximity to the site. Historical records indicate that archaeological interest is limited in this area.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. The paddock may contain locally important lowland grass species and the neighbouring woodland is a priority habitat.
Air quality/contamination	The site is not within or in close proximity of a AQMA.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket

Site reference	SHLAA/RUD/013	Site name	Land adjacent to Landmere Farm

	and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access should be achievable, questionable in sustainability terms. No facilities nearby, no footways / cycleway in immediate area, limited bus service.
Accessibility	The nearest bus stops are on the A60. These are approximately half a mile from the site and a 10 minute walk. These stops are served by buses to Nottingham, Loughborough and Clifton.
Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 3 agricultural land however not in agricultural use.
Deliverability	As no recent representations have been received, deliverability is uncertain.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Whilst the site has some positives in relation to landscape impact, and lack of heritage assets, the site lies some distance away from services and facilities including public transport. In addition the site falls within an important area of Green Belt that prevents the merging of Ruddington and West Bridgford. The site is fundamentally constrained by the Green Belt and has not been promoted by the landowner during past plan preparation. Consequently the site is not deliverable.

Ruddington

Site reference SHLAA/RUD/014 **Site name** Croft House

Parish/town	Ruddington	Site area (hectares)	1.3	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	7.6	Brownfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	10	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Land is within Flood zone 1 and not at risk of surface water flooding.
Landscape assessment	Site has not been assessed within the Green Belt Review. Neighbouring site (RUD6) has been assessed and LVIA determined the land was of low landscape and visual sensitivity.
Green Infrastructure	Site is small and only offers limited opportunities to deliver local amenity space. However if brought forward with neighbouring development there may be opportunities to provide more significant GI.
Historic Environment	Site is within Ruddington Conservation Area. Croft House itself is identified as a positive building within the conservation area and its grounds are identified as positive open space. Limited opportunity to maintain views and positive site characteristics, harm likely less than substantial but site likely cannot deliver the wider public benefits to outweigh it.
Nature conservation	There are no designated nature conservation sites within the site or in close proximity. Site is bounded by a mature hedgerow which is a LBAP priority habitat which should be preserved.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	NCC policy precludes access for new developments onto major A roads except in special circumstances. Would need to be through adjoining site.
Accessibility	Site is on the opposite side of the A60 (Loughborough Road) from the village centre. There are hourly bus services along Loughborough Road to Nottingham and Loughborough.

Site reference	SHLAA/RUD/014	Site name	Croft House

Other issues	
Agricultural land	Broad ALC maps identify that the land is Grade 2 agricultural land however not in agricultural use.
Deliverability	Site was being promoted through Local Plan Part 2 consultations. The site is still deemed available.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is located close to an hourly bus service and is within walking distance of the village centre. There are a number of constraints in relation to the site. Firstly the site is identified as an important open space in the conservation area. Secondly access to the site cannot be provided directly onto Loughborough Road and access could only be provided from adjacent sites. The site could possibly perform as open space to a wider development of the cluster of sites in this location.

Ruddington

Site reference SHLAA/RUD/015 **Site name** Land off North Road

Parish/town	Ruddington	Site area (hectares)	11.1	Brownfield or greenfield	
Dwelling capacity	230	Density (dwellings/hectare)	21	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within a strategically important area of Green Belt which separates Ruddington from Clifton (part of Nottingham's Main Urban Area). As the site does not contain or form the setting of any historical assets; and it is enclosed by development on two sides, with Fairham Brook and College to the north, and a ditch and hedgerow on the external boundary, the site scored 15 which is low-medium Green Belt importance. Whilst the site overall is considered to be of low-medium green belt importance, the issues relating to merging lead to the site being of fundamentally constrained by the sites green belt designation and therefore of high Green Belt importance.
Flood Risk	The northern area of the site adjacent to Packman Dyke and Fairham Brook are within Flood zones 2 and 3. Small parts of site are at risk from surface water flooding.
Landscape assessment	The site scored 42 within the LVIA. The site at RUD/013 comprises an arable field nestled on the north-western edge of Ruddington. The urban context of the site, as well as the lack of conservation interests and recreational interests in the study area results in a low landscape value. In addition, the development of the site would be perceived of infill - which contributes to the low landscape susceptibility. Overall, there is a low landscape sensitivity. Visually, the site is relatively well contained by intervening vegetation, this contributes to a low visual susceptibility. There is also very little in terms of visual value and the two combine to give a low visual sensitivity.
Green Infrastructure	There are no assets within the site. However local wildlife sites are located on its eastern and western boundaries. Site is located within the Fairham Brook Ecological Network and Green and Blue Infrastructure corridor. Opportunities to maintain ecological connectivity through multi-functional GI exist, given the size of the site and the need to avoid development within the Flood zones.
Historic Environment	No heritage assets or archaeological records identified within the site or in close proximity.
Nature conservation	Fairham Brook nature reserve (a local wildlife site) is adjacent to the north west corner of the site. Impacts upon this site, including through surface water run-off direct from the site or via Packman Dyke, should be avoided. Ruddington Disused Railway is also a local wildlife site and this comprises part of the site's eastern boundary. Site is bounded by hedgerows which are a LBAP priority habitat. These should be protected to ensure ecological networks and habitat connectivity is maintained.

Site reference	SHLAA/RUD/015	Site name	Land off North Road

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Point of access on to roundabout may be suitable subject to capacity calculations. More than 150 dwellings from a single point of access would require the existing road to be widened to 6.75m. Footway to be provided on both sides of North Road. Primary issue is that North Road is not adopted and therefore the position regarding access rights and ownership is unclear. This would need resolving prior any application as 200 dwellings cannot be served from a private road.
Accessibility	The closest part of the site is a 15 minute walk from the centre of the village. The Navy Line bus service on Clifton Road provides hourly services to Nottingham and Clifton.
Other issues	
Agricultural land	The site is classified as being predominantly 'urban' with a small proportion identified as Grade 2. However there are no urban features on the site and it is used for agricultural purposes.
Deliverability	Representations during LP2 and Strategic Plan consultations indicate that the landowner is willing to develop the site. Green Belt and access constraints affect the sites suitability and consequently it's delivery.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The positives in relation to the site is of low landscape importance and the south eastern part of the site is close to a regular bus service. The site lies comparatively some distance away from services and facilities .The site also performs an important function in preventing merging between Clifton and Ruddington, as identified by the Green Belt review. It is fundamentally constrained by the GB designation. The site consists of best and most versatile agricultural land. As it is accessed of a private road, the site is not deliverable until it is demonstrated that this issue can be resolved.

Ruddington

Site reference SHLAA/RUD/016 **Site name** Land west of Wayte Court

Parish/town	Ruddington	Site area (hectares)	0.8	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	13	Brownfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	10	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Due to the site's limited size, and lying within an area that contains a number of large properties with extensive grounds it does not score well against Green Belt purposes and has been adjudged to be of low-medium Green Belt importance against the scoring system. However, the site's location is well beyond Ruddington's existing inset, within a strategically important area where the insetting of this area of land would also put pressure on insetting areas of existing development surrounding this site. It is therefore concluded that the land is fundamentally constrained by the Green Belt designation and of high Green Belt importance.
Flood Risk	Land is within flood zone 1 and is not at risk of surface water flooding.
Landscape assessment	Site has not been assessed within the LVIA. Adjacent site (RUD 10) has been assessed and raises no major concerns in relation to landscape impacts and potential mitigation.
Green Infrastructure	Site is small and only offers limited opportunities to deliver local amenity space.
Historic Environment	There are no identified heritage assets within or in close proximity to the site.
Nature conservation	There are no designated assets within the site. Woodland behind is protected under an area Tree Preservation Order. Site contains scrubland.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Similar issues as RUD9 and RUD10. Access should be achievable, questionable in sustainability terms. No facilities nearby, no footways / cycleway in immediate area, limited bus service.
Accessibility	The nearest bus stops are on the A60. These are approximately half a mile from the site and a 10 minute walk. These stops are served by buses to Nottingham, Loughborough and Clifton.

Site reference	SHLAA/RUD/016	Site name	Land west of Wayte Court

Other issues	
Agricultural land	Land identified as being Grade 3 agricultural land, however not in agricultural use.
Deliverability	Whilst the landowner's representation during LP2 consultation indicates a willingness to develop the site, it is constrained by the Green Belt designation.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Whilst the site has some positives in relation to landscape impact, and lack of heritage assets, the site lies some distance away from services and facilities including public transport. In addition the site falls within an important area of Green Belt that prevents the merging of Ruddington and West Bridgford. Landowner representation during previous LP2 consultation indicates the site is available.

Ruddington

Site reference	SHLAA/RUD/017	Site name	Sellars Avenue Garage Block

Parish/town	Ruddington	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	20	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land is a current garage site, assessed as part of a wider garage site redevelopment programme for affordable housing.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Ruddington

Site reference SHLAA/RUD/018 **Site name** Barleylands Garage Block

Parish/town	Ruddington	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land is a current garage site, assessed as part of a wider garage site redevelopment programme for affordable housing.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Ruddington

Site reference	SHLAA/RUD/019	Site name	Top Road Garage Block

Parish/town	Ruddington	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land is a current garage site, assessed as part of a wider garage site redevelopment programme for affordable housing.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Ruddington

Site reference	SHLAA/RUD/020	Site name	Leys Road Garage Block

Parish/town	Ruddington	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land is a current garage site, assessed as part of a wider garage site redevelopment programme for affordable housing.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Ruddington

Site reference	SHLAA/RUD/021	Site name	Camelot Street Garage Block

Parish/town	Ruddington	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	30	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land is a current garage site, assessed as part of a wider garage site redevelopment programme for affordable housing.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Garage site, which was assessed as part of a wider programme to develop sites for affordable housing. Site is not considered deliverable or developable.

Ruddington

Site reference SHLAA/RUD/023 **Site name** 2 Shaw Street

Parish/town	Ruddington	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01466/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Change of use from veterinary practice (use class E) to mixed-use comprising of wellness centre at ground floor and one new residential flat at first floor. Minor alterations to external elevations including the removal of roller shutters and the re-instatement of windows.

Ruddington

Site reference	SHLAA/RUD/024	Site name	Allen Vending Supplies, 27 High Street

Parish/town	Ruddington	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	20/2655/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction.

Ruddington

Site reference SHLAA/RUD/025 **Site name** Land Rear of Manor Lodge

Parish/town	Ruddington	Site area (hectares)	0.54	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00409/PAM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Erection of three dwellings including detached garages, access, car parking, boundary fencing and landscaping.

Ruddington

Site reference	SHLAA/RUD/026	Site name	Shire Farm, Flawforth Lane

Parish/town	Ruddington	Site area (hectares)	1.36	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	1	Greenfield	
Site source	Planning Application	Planning reference	21/00689/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction.				

Ruddington

Site reference SHLAA/RUD/027 **Site name** 10 Easthorpe Street

Parish/town	Ruddington	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Brownfield	
Site source	Planning Application	Planning reference	07/00696/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Ruddington

Site reference SHLAA/RUD/028 **Site name** Oxford House, 18 Easthorpe Street

Parish/town	Ruddington	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00409/PAM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Prior approval application for conversion of Existing Offices into C3 dwellings.

Ruddington

Site reference SHLAA/RUD/029 **Site name** Land east of A60 (Loughborough Road), Ruddington

Parish/town	Ruddington	Site area (hectares)	15	Brownfield or greenfield	
Dwelling capacity	300	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Pre-Application discussion for residential underway	Adjoining key settlement	
Number of dwellings remaining	300	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site lies with in the Green Belt. There is no identified feature on the ground to form a defensible boundary along the eastern boundary of the site
Flood Risk	Flood Zone 1. Parts of site are at risk from surface water flooding.
Landscape assessment	The overall landscape strategy is 'Enhance and Restore'. The landscape condition is poor. The character strength of the area is moderate. The expansive farmland is the main characteristic of the area (LCA 2009).
Green Infrastructure	There will be opportunities to design multi-functional GI within any development of the site.
Historic Environment	There are no identified heritage assets within or in close proximity to the site.
Nature conservation	There are no designated nature conservation sites within the site. Rushcliffe Country Park is located to the west of the site on the other side of the A60.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access would have to be off the A60. The road at this point is 50MPH
Accessibility	The site is some distance from the centre of Ruddington where most main facilities are located and a asway from the two school for primary age children. A60 served by bus between Nottingham and Loughborough. At the time of this assessment this runs on a half hourly basis Monday-Saturday daytime, and the nearest bus stops are presently some distance away.
Other issues	Site appears to be adjacent to farm buildings, which are located along the sites southern boundary. Such activities can lead to issues relating to noise and odours for nearby properties.
Agricultural land	Grade 2 and 3.

Site reference	SHLAA/RUD/029	Site name	Land east of A60 (Loughborough Road), Ruddington

Deliverability	The site is being promoted on behalf of the landowner

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The positives to this site is that there are limited constraints identified in relation to impact on heritage assets. There site is also not at risk of flooding from watercourses. The western part of the site is adjacent to a bus service, although the site is not within easy walking distance of the main facilities within Ruddington.

Ruddington

Site reference SHLAA/RUD/030 **Site name** Land East of Loughborough Road

Parish/town	Ruddington	Site area (hectares)	0.88	Brownfield or greenfield	
Dwelling capacity	24	Density (dwellings/hectare)	27	Greenfield	
Site source	Planning Application	Planning reference	21/01768/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	24	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for major residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for major residential development. Deliverable within 5 years.

Ruddington

Site reference	SHLAA/RUD/031	Site name	222 Loughborough Road

Parish/town	Ruddington	Site area (hectares)	0.22	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01689/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Planning permission for minor residential development.				

Ruddington

Site reference SHLAA/RUD/032 **Site name** Land south of Flawforth Lane

Parish/town	Ruddington	Site area (hectares)	21	Brownfield or greenfield	
Dwelling capacity	500	Density (dwellings/hectare)	24	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	500	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Located within the Green Belt.
Flood Risk	The site is located within flood zone 1 and is at a medium to high risk of surface water flooding.
Landscape assessment	SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009). Reasonably flat arable farm land east and west of Ruddington. Landscape is typical of the surrounding rural area, with little scenic quality. PRoW are limited but provide recreational value. Topography and field boundary vegetation mean that the area of search is largely visually enclosed. Small blocks of woodland and hedgerows within the area of search offer the potential to develop a sense of place underpinned by a green infrastructure network. Ruddington has textiles heritage, notably knitting and lace, which could contribute to a distinct character for a new settlement.
Green Infrastructure	There will be opportunities to design multi-functional GI within any development of the site.
Historic Environment	There are no identified heritage assets within or in close proximity to the site.
Nature conservation	There are no designated nature conservation sites within the site or in close proximity.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	
Accessibility	The nearest bus stops are located on the A60. These are approximately half a mile from the site and a 10 minute walk. These stops are served by buses to Nottingham and Loughborough.

Site reference	SHLAA/RUD/032	Site name	Land south of Flawforth Lane

Other issues	
Agricultural land	Grade 2 and grade 3.
Deliverability	Promoted by landowner.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Most of the site has been submitted as part of SHLAA/RUD/059 by a different site promoter several years ago as part of a far larger area, part of the area not previously assessed

Ruddington

Site reference SHLAA/RUD/033 **Site name** Land west of Wilford Road (North Ruddington)

Parish/town	Ruddington	Site area (hectares)	30	Brownfield or greenfield	
Dwelling capacity	500	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Located within the Green Belt.
Flood Risk	The site is mainly located in flood zone 1, but the west and south western areas of the site are affected by flood zone 2 and 3. Parts of the site are at risk to surface water flooding.
Landscape assessment	Part of the site was assessed as part of the Landscape and Visual Analysis of Potential Development Sites (January 2018). The study area is of low landscape value, which is partly as a result of the low amount of scenic quality, as well as the lack of conservation interests and recreational value. However, owing to the potential for perceived coalescence, there is a medium landscape susceptibility. The landscape sensitivity is overall low. In visual terms, aside from the site forming a visual break between settlements, there is little visual value associated with the site. The site is a small part of the rural setting for residential receptors, contributing to a low visual susceptibility. The visual sensitivity is overall low.
Green Infrastructure	Fairham Brook is an important wildlife corridor and Green Infrastructure. Development would offer opportunity to deliver multi functional GI, improve the biodiversity of the site, connectivity with neighbouring wildlife site assets and the performance of the wider wildlife corridor.
Historic Environment	Within the setting of the Grade II listed Greenhouse at Ruddington Golf Club.
Nature conservation	The site does not contain any designated sites but does abut Fairham Brook Local Wildlife Site to the east, Wilwell Cutting Site of Special Scientific Interest and Local Wildlife Site to the north, and the Ruddington Disused Railway Local Wildlife Site to the south.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Cannot confirm if access can be achieved.

Site reference	SHLAA/RUD/033	Site name	Land west of Wilford Road (North Ruddington)

Accessibility	The footpath along Wilford Road provides a direct connection into Ruddington, approximately 1.2 km away. The closest part of the site is approximately a 3 minute walk from the nearest bus stop on Wilford Road. The Navy Line bus service provides hourly services to Nottingham and Clifton during the day.
Other issues	
Agricultural land	Grade 2.
Deliverability	Promoted by a house builder.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The site contains a number of constraints on and around it. Firstly the area performs an important role in preventing sprawl, encroaching on the countryside and the prevention of merging Ruddington with the main built up area of Nottingham at West Bridgford and Clifton. Cannot be considered suitable.

Ruddington

Site reference	SHLAA/RUD/034	Site name	9A St Marys Crescent

Parish/town	Ruddington	Site area (hectares)	0.26	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01961/PIP	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Planning permission for minor residential development.				

Ruddington

Site reference SHLAA/RUD/036 **Site name** South West Side of Wilford Road

Parish/town	Ruddington	Site area (hectares)	2.23	Brownfield or greenfield	
Dwelling capacity	110	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt between the main Nottingham built up area and Ruddington. The area provides an important function in preventing Ruddington and Nottingham from merging..
Flood Risk	Flood Zone 1. Not at risk from Surface Water flooding.
Landscape assessment	The overall landscape strategy is 'Enhance and Restore'. The landscape condition is poor. The character strength of the area is moderate. The expansive farmland is the main characteristic of the area (LCA 2009).
Green Infrastructure	There will be opportunities to design multi-functional GI within any development of the site.
Historic Environment	There are no identified heritage assets within or in close proximity to the site.
Nature conservation	No nature conservation designations on the site. The site is bounded by hedgerows and contain grassland which are priority habitats.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a Village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access would have to be directly from Wilford Road. The road is national speed limit at this point.
Accessibility	Direct access to the B680, which is national speed . Grange Court bus stop located on-site. Bus service No. 3 runs every 50–60 minutes. The site is 3–5 minutes by car to the town centre, around 20 minutes on foot, and approximately 10 minutes by bus.
Other issues	
Agricultural land	Grade 2 and Grade 3.
Deliverability	

Site reference	SHLAA/RUD/036	Site name	South West Side of Wilford Road

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is not contiguous to any settlement, but lies within an important gap between Nottingham and Ruddington in green belt terms. Access would be straight onto a road that is national speed limit. Due to these factors it is considered that the land is not suitable.

Ruddington

Site reference SHLAA/RUD/054 **Site name** Land to the south of Wheatcroft Island
Land to the south of Wheatcroft Island

Parish/town	Ruddington	Site area (hectares)	113	Brownfield or greenfield	
Dwelling capacity	2000	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is in the Green Belt but is adjacent to the Nottingham Urban Area on the northern side of the A52. GB Review 2022 identifies the land as being within the Ruddington North East Strategic Area and has a GB score of 13. This broad area consists of rolling topography, tree belts, hedgerows and woodland. These features provide defensible boundaries within which urban sprawl could be contained. However removal of land east of Ruddington would result in an urban extension beyond Loughborough Road into open countryside. At a strategic level, this area of Green Belt prevents the merging of Ruddington and Edwalton, part of Nottingham's main urban area. The Green Belt is 1.5km in width consequently the significant removal of land in this area would be contrary to this purpose. Land within the north of this area contains a reasonable level of inappropriate development. Encroachment in this area is significant. In the south, adjacent to Ruddington's urban area, the land contains less inappropriate development and is open countryside in character. This rural appearance increases further to the east. Land adjacent to Loughborough Road forms the setting of Easthorpe House and stables which are listed buildings. The grounds of the house are also identified as historic parkland. Ruddington's Conservation Area extends east of Loughborough Road into the Green Belt. The area therefore contributes to Ruddington's historic significance.
Flood Risk	Parts of the site at risk of flooding from watercourses and also from surface water.
Landscape assessment	Mickleborough Fringe DPZ - Rural/urban fringe. Condition of landscape is considered to be moderate as features show signs of decline or fragmentation such as loss of field patterns and fragmentation of hedgerows. Character strength of the area is weak due to varied urban uses.
Green Infrastructure	Site lies within the urban fringe and Edwalton/Sharphill Wood/Ruddington Corridor. Measures identified to enhance this area include Habitat protection, creation and enhancement (woodland and grassland).
Historic Environment	No designated heritage assets within the site. Scattered archaeological finds found, including medieval pottery and flint. Enclosure and linear feature identified in the north east corner (adjacent to A606 and railway line). Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of a planning application.

Site reference	SHLAA/RUD/054	Site name	Land to the south of Wheatcroft Island Land to the south of Wheatcroft Island

Nature conservation	No designated nature conservation assets. Hedgerows are LBAP priority habitats.
Air quality/contamination	The site is not within or in proximity of an air quality management area. Areas having potential of contaminated land include Woodview Farm and surrounding fields.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access to the wider site would have to be achieved from the A60 and Flawforth Lane. Wheatcroft Roundabout at capacity and improvements are proposed to it as a result of existing planned development.
Accessibility	This is a large site submission. Large parts of the site are some distance from facilities located at Ruddington. No safe crossing points across the A52 for walking and cycling. Limited connectivity at present to the wider walking and cycling network. Not served by public transport therefore no bus stops in close proximity to the site.
Other issues	
Agricultural land	Arable land. Majority of the land is Grade 2. Grade 3 adjacent to Packman Dyke.
Deliverability	There are four landowners which may affect delivery.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

When assessed in its entirety there are a number of barriers to delivery in relation to the site. Firstly the site is located within the green belt and provides a gap between Ruddington and the main built up area of Nottingham. Other constraints relate to the sites connectivity to the wider area, in particular the main built up area of Nottingham by walking and cycling, agricultural land classification and areas of the site are at risk of flooding from more than one source.

Ruddington

Site reference SHLAA/RUD/059 **Site name** East of Ruddington

Parish/town	Ruddington	Site area (hectares)	241	Brownfield or greenfield	
Dwelling capacity	4000	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site lies within the green belt. No assessment undertaken so far for the purposes of plan making, however development of the site to its fullest extent would lead to the merging of Ruddington and West Bridgford.
Flood Risk	Parts of the site are at risk of flooding from the Packman Dyke. Areas of the site at various risk from surface water flooding.
Landscape assessment	SN03 – Mickleborough Fringe. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is weak. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character (LCA 2009). SN04 – Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character (LCA 2009).
Green Infrastructure	Site lies within the urban fringe and Edwalton/Sharphill Wood/Ruddington Corridor. Measures identified to enhance this area include Habitat protection, creation and enhancement (woodland and grassland)
Historic Environment	Land east of the A60/Loughborough Road between Easthorpe House and Flawforth Lane is within the Conservation Area. The Townscape Appraisal identifies the whole field (including land within the CA) as a 'positive open space'. Grade II Listed Animal Pen and Stables at Easthorpe House. Grade II Listed Easthorpe House. Grounds of Easthorpe House and the wider area are a non-designated Historic Park and Garden. Development of Easthorpe House Grounds would have significant effects on the non-designated Park and Garden and the rural setting of the Grade II listed buildings at Easthorpe House. Avoid development of Easthorpe House Park and Gardens, land north of Flawforth Lane that provides the open rural setting for Easthorpe House and the Conservation Area.
Nature conservation	The site contains trees, woodland, watercourses, hedgerows and grassland, all of which are LBAP priority habitats. Ridge and furrow and terraced bank south of Flawforth Lane.
Air quality/contamination	The site is not within or in proximity to an air quality management area. Some parcels of land within the area identified as having potential for contamination, including worked ground and as a result of industrial uses. Potential legacy contamination from

Site reference	SHLAA/RUD/059	Site name	East of Ruddington

	agricultural practices.
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access to the wider site would have to be achieved from the A60 and Flawforth Lane. Wheatcroft Roundabout at capacity and improvements are proposed to it as a result of existing planned development.
Accessibility	This is a large site submission. Large parts of the site are some distance from facilities located at Ruddington. No safe crossing points across the A52 for walking and cycling. Limited connectivity at present to the wider walking and cycling network. Parts of the site near to the A60 will have access to buses that connect to Nottingham and Loughborough.
Other issues	Public rights of way cross the site. Site being promoted as possible mixed use.
Agricultural land	The provisional agricultural land classification is predominantly grade 2, with some grade 3.
Deliverability	This is a site of strategic scale with more than one landowner. Based upon the submission to the growth options consultation, significant proportion of the area being promoted does not have the support of the landowner at present.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

When assessed in its entirety there are a number of barriers to delivery in relation to the site. Firstly the site is located within the green belt and prevents coalescence between Ruddington and the main built up area of Nottingham. Other constraints relate to the sites connectivity to the wider area, in particular the main built up area of Nottingham by walking and cycling, agricultural land classification and areas of the site are identified as at risk of flooding from more than one source.

Ruddington

Site reference SHLAA/RUD/060 **Site name** Land at Wilford Road Ruddington

Parish/town	Ruddington	Site area (hectares)	23	Brownfield or greenfield	
Dwelling capacity	325	Density (dwellings/hectare)	19	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Ruddington, West Bridgford and Clifton Strategic Area. It scored 13 within the Green Belt Review 2022. This broad area is contained by the existing edges of Clifton to the west, and, in part, Silverdale and Ruddington. It is not considered that development would round off the built up area. The Fairham Brook is a feature that may contain development going out from the Clifton direction. There are intermittent hedgerows and tree belts in the fields to the north of Clifton Lane. The broad area has no topographical features and is relatively flat. This broad area in large prevents the merging of the main built up area of Nottingham and Ruddington. Development in this location could physically join the two settlements together. There is a perception that the two settlements are already joined when travelling along Clifton Lane. Merging Clifton with Ruddington would potentially be less of an issue going out from the Clifton direction if the Fairham Brook was used as a boundary, however the broad area as a whole is critically important in preventing merging. There are some areas of inappropriate developments, particularly in the area between Clifton and the Fairham Brook, along Clifton Lane, although this ribbon development could be considered to be a washed over part of Ruddington. There are areas of inappropriate development at South Nottinghamshire Academy, St Peters School and developments within the grounds of Ruddington Golf Club. However, the majority of the area consists of arable fields that are clearly within open countryside.
Flood Risk	The site is not identified as being at risk of flooding from watercourses. Parts of the site are however identified as being at risk from surface water.
Landscape assessment	The Greater Nottingham Growth Options Report (Landscape Assessment) Oct 22 highlights that the site has high potential for strategic growth. Spatially, it forms an extension to Wilford, crossing the existing defensible boundary of the A52. Adjacent urban influences such as Wilford and Ruddington are already eroding the character of site and its context, the only accesses to the site are from these urban areas. The site has no coalescence issues and feels proportionate.
Green Infrastructure	Hedgerow and corridor of the watercourse should be retained and enhanced.
Historic Environment	In the setting of the Greenhouse at Ruddington golf course (Grade II Listed Building). Non designated heritage assets identified within the site by the HER include linear cropmarks, a rectangular enclosure and a well.
Nature conservation	The site is next to Wilwell Cutting SSSI and Local Nature Reserve. This is designated for both its flora and fauna. The importance of the site would be at risk from domestic animals, modification of watercourses or the water table and changing water levels, and from increased usage of the site as a recreational facility. There are also hedgerows on the site that should be retained.

Site reference	SHLAA/RUD/060	Site name	Land at Wilford Road Ruddington

Air quality/contamination	The site is not within or in proximity of an air quality management area. Areas of made ground identified around the fringes of the western part of the site being potentially contaminated land
Community facilities	Ruddington is a Key Settlement. The village centre contains a variety of convenience and comparison stores, including a supermarket and post office. There are a number of public houses, restaurants and takeaways. The settlement has a village hall and second community space at St Peter's Rooms. Ruddington has a number of recreational open spaces - Rushcliffe Country park, Sellers Field, Elms Park, Vicarage Lane, Ruddington Green, and St Marys Community Park.
Highways and accesss	Access would have to be achieved off Wilford Road. Wilford Road at this point is National Speed Limit.
Accessibility	The Navy Line 3 bus passes past the site, which currently provides for an hourly service between Clifton and Nottingham. Ruddington Lane tram stop is located around 1km away from the middle of the site which offers frequent services to the city centre and beyond. Reasonable connections to walking and cycling network that runs along the eastern side of Wilford Road. Located some distance from the village centre of Ruddington.
Other issues	Part of the site is being promoted as a new base for the West Bridgford Hockey Club.
Agricultural land	The area is Grade 2 agricultural land.
Deliverability	From the information in the submission, the site is owned by two willing landowners therefore it is available for development. No known housebuilder interest at this point in time.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The site is located within the Green Belt adjacent to West Bridgford but within Ruddington Parish. It lies immediately south of the A52 which forms a strong defensible green belt boundary. The site lies immediately adjacent to the Wilwell Cutting SSSI, which is designated for both its interest in flora and fauna. This would be a major barrier to delivery given the sensitivities identified for the SSSI. The southern part of the site lies within the setting of the Greenhouse at Ruddington golf course, a listed building. It is therefore considered that the site is not suitable for development.

Scarrington

Site reference	SHLAA/SCA/001	Site name	Red House Farm Main Street

Parish/town	Scarrington	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	25	Brownfield	
Site source	Planning Application	Planning reference	06/01504/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Scarrington

Site reference	SHLAA/SCA/002	Site name	Scarrington Old Chapel, Main Street

Parish/town	Scarrington	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01305/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Planning permission for minor residential development.				

Scarrington

Site reference SHLAA/SCA/003 **Site name** The Glebe Hawksworth Road

Parish/town	Scarrington	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	19/02222/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission Expired. Not deliverable within 5 years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission Expired. Not deliverable within 5 years

Scarrington

Site reference	SHLAA/SCA/004	Site name	The Gables, Main Street

Parish/town	Scarrington	Site area (hectares)	1.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01252/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Screveton

Site reference	SHLAA/SCR/001	Site name	Hawthorn House

Parish/town	Screveton	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	23/01859/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission granted for minor residential development. Deliverable within five years.

Screveton

Site reference	SHLAA/SCR/002	Site name	Pinfold Cottage, Lodge Lane

Parish/town	Screveton	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	21/02374/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction

Screveton

Site reference	SHLAA/SCR/005	Site name	Manor Farmhouse

Parish/town	Screveton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	17/00150/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Full planning permission granted for minor residential development. Expired March 2020. Site is suitable, however delivery cannot be expected before years 11-15.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Full planning permission granted for minor residential development. Expired March 2020. Site is suitable, however delivery cannot be expected before years 11-15.

Screveton

Site reference SHLAA/SCR/008 **Site name** Red Lodge

Parish/town	Screveton	Site area (hectares)	0.4	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)	20	Brownfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	N/A
Flood Risk	EA Maps suggest area at no risk from flooding from rivers or watercourses.
Landscape assessment	SN06 Aslockton Village Farmlands - The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	Site is located within the countryside. No open spaces within close proximity.
Historic Environment	Site not within a designated Conservation Area and has no impact upon a designated Conservation Area.
Nature conservation	No known constraints
Air quality/contamination	Site is not within an AQMA
Community facilities	Isolated location, away from the community facilities.
Highways and accesss	No known constraints.
Accessibility	There are no bus stops in proximity to the site and limited access to cycle or pedestrian infrastructure near the site. Therefore general access to the site is limited.
Other issues	
Agricultural land	N/A
Deliverability	Site is being promoted by the landowner. It is therefore available. However, it is in an isolated location and there are a series of refusals which raise concerns regarding delivery.

Site reference	SHLAA/SCR/008	Site name	Red Lodge

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The site is in an isolated countryside location and there has been a series of refusals in the past in relation to a number of proposals. Site is therefore not considered to be suitable, available or achievable.

Screveton

Site reference	SHLAA/SCR/010	Site name	Whitehouse Farm

Parish/town	Screveton	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	28	Brownfield	
Site source	Planning Application	Planning reference	22/02263/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	Under construction				

Screveton

Site reference	SHLAA/SCR/011	Site name	Paddock to the West of Main Street

Parish/town	Screveton	Site area (hectares)	0.37	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	5	Greenfield	
Site source	Planning Application	Planning reference	18/00083/FUL	Type of site	
Allocated site reference		Status	Under Construction - over 50% of dwellings completed	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		
Overall summary	1 Comp, 1 u/c				

Shelton

Site reference	SHLAA/SHN/001	Site name	Wensor Bridge Farm

Parish/town	Shelton	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	16/01746/PAQ	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Expired March 2019. Site is suitable, however delivery cannot be expected before years 11-15.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary	Expired March 2019. Site is suitable, however delivery cannot be expected before years 11-15.

Shelton

Site reference SHLAA/SHN/002 **Site name** Shelton House Farm, Main Road

Parish/town	Shelton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/01320/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Sibthorpe

Site reference	SHLAA/SIB/002	Site name	Firs Farm, Baxter Lane

Parish/town	Sibthorpe	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00706/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Stanford-on-Soar

Site reference SHLAA/SOS/001 **Site name** Holme Farm Melton Road

Parish/town	Stanford-on-Soar	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/02279/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Stanford-on-Soar

Site reference	SHLAA/SOS/003	Site name	3 Paddock Court

Parish/town	Stanford-on-Soar	Site area (hectares)	0.4	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	12.5	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	5	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not identified as at risk of flooding from any source.
Landscape assessment	
Green Infrastructure	
Historic Environment	Shrunken village, Stanford on Soar a non designated heritage asset
Nature conservation	No designated nature conservation assets
Air quality/contamination	The site is not within or in close proximity to and air quality management area
Community facilities	Limited community facilities at Stanford on Soar
Highways and accesss	
Accessibility	The site is close to the main bus stop in Stanford located on main street just a minutes walk from the site. The bus stop is served by the navy line 1, which provides a regular connection between Loughborough and Nottingham.
Other issues	
Agricultural land	The provisional agricultural land classification is grade 2
Deliverability	Site submitted in 2015. Assumed deliverable and developable if policy constraints (CS Policy 3 and LAPP Policy 22) removed.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site submitted in 2015. Assumed deliverable and developable if policy constraints (CS Policy 3 and LAPP Policy 22) removed.

Stanford-on-Soar

Site reference SHLAA/SOS/004 **Site name** Five Oaks Farm Main Street

Parish/town	Stanford-on-Soar	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)	54	Greenfield	
Site source	Planning Application	Planning reference	18/01693/PAQ and 18/00775/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	8	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Applications expired therefore not achievable in the first five years

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Applications expired therefore not achievable in the first five years

Stanton-on-the-Wolds

Site reference SHLAA/STA/001 **Site name** Land East of Willowbrook

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	1.6	Brownfield or greenfield	
Dwelling capacity	45	Density (dwellings/hectare)	22	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining key settlement	
Number of dwellings remaining	45	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	KEY1 comprises the field north of Willowbrook Primary School within KEY/G in the Green Belt Review. Part 2 of Green Belt Review scored KEY/G 11 (out of a maximum of 25). Whilst the land scored poorly against 3 of the 5 Green Belt purposes, due to the site's strategic value in preventing settlements merging, the land is considered to be fundamentally constrained.
Flood Risk	Flood zone 1. EA map identifies land adjacent to the school as being of high risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 48/100. KEY/001 is a pastoral field nestled between development on the eastern edge of Keyworth. Within the study area, there is a low landscape value, owing in part to the high degree of human influence and lack of conservation interests. Development of the site would be perceived as infill within the urban edge, giving no loss of key characteristics. Overall the landscape sensitivity is low. Visually there is a low value aside from a slight recreational value arising from the PRoW. The site does not have much relevance to residential and recreational receptors and is generally visually contained; the susceptibility is low. Overall the visual sensitivity is also low.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure.
Historic Environment	Potential loss of ridge and furrow. Site visit indicates that ridge and furrow evident, but not pronounced or best example.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP habitat and the pasture is identified as existing grassland within the Biodiversity Opportunity Mapping Report. It may therefore contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Stanton on the Wolds has no facilities except a petrol station and a garden centre. Keyworth is a Key Settlement with a local centre that includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road and Debdale Lane. Centre includes community centre with public park and play area, medical centre and gym.

Site reference	SHLAA/STA/001	Site name	Land East of Willowbrook

Highways and accesss	Already considered as part of planning application, acceptable subject to conditions previously requested.
Accessibility	Main centre of Keyworth is over a 20 minute walk away. Wolds Drive is a 15 minute walk. The Keyworth bus stops on Willow Brook providing a regular connection to West Bridgford and Nottingham.
Other issues	
Agricultural land	The site is identified as Grade 3 agricultural land. Further assessment required to establish whether Grade 3a (best and most versatile) or Grade 3b.
Deliverability	Previously refused planning permission (due to the site's Green Belt designation) in 2013 and subsequent representations on the LAPP and emerging Strategic Plan indicates the landowner is keen to develop the site.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Keyworth is identified as a Key Settlement in the Core Strategy. This site is not constrained by heritage, flooding, landscape, access or biodiversity issues which cannot be avoided or mitigated. The submission of a planning application (refused) and subsequent representations during LP2 preparation and Strategic Plan indicates willingness to develop the site. The Green Belt review however concludes that the sites location prevents further merging of Stanton on the Wolds and Keyworth. It is therefore fundamentally constrained by the Green Belt designation and would not be suitable until this policy constraint is removed.

Stanton-on-the-Wolds

Site reference SHLAA/STA/002 **Site name** Land CO Selby Lane and Willowbrook

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	0.6	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	Within Nottingham and Derby Green Belt, KEY2 is located within KEY/G, south of Willowbrook Primary School. Part 2 of Green Belt Review scored KEY/G 11 (out of a maximum of 25). Whilst the land scored poorly against 3 of the 5 Green Belt purposes, due to the site's strategic value in preventing settlements merging, the land is considered to be fundamentally constrained.
Flood Risk	Flood zone 1
Landscape assessment	Aggregate LVIA score: 53/100. Site KEY002 is a pastoral field situated on the eastern extent of Keyworth; it has a strongly vegetated boundary at present which helps to screen the settlement from the east. There is a low landscape value in the study area arising in part from the lack of conservation and recreational interests. Landscape susceptibility is also low; development of the site would result in no loss of key characteristics, but loss of the strong vegetated boundary has the potential to increase prominence of the settlement. Overall the landscape sensitivity is low. In terms of visual amenity, there is low value - despite the long views towards the Leicestershire Wolds - and the susceptibility is also low as the site is heavily screened and does no contribute to the visual amenity experienced by residential receptors. The visual sensitivity is overall low.
Green Infrastructure	No GI or open space constraints. The site is small and offers limited opportunities, beyond small amenity spaces, for green infrastructure.
Historic Environment	There are no recorded heritage assets within or in close proximity of this site.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by established mature hedgerows which are a LBAP habitat and the pasture is identified as existing grassland within the Biodiversity Opportunity Mapping Report. It may therefore contain locally important neutral grassland plant species. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	Stanton on the Wolds has no facilities except a petrol station and a garden centre. Keyworth is a Key Settlement with a local centre that includes convenience (local supermarket and pharmacy) and a limited number of comparison shops, restaurants, public houses and fast food establishments. There is also second local centre at Wolds Drive and a small collection of shops on the corner of Nottingham Road

Site reference	SHLAA/STA/002	Site name	Land CO Selby Lane and Willowbrook

	and Debdale Lane. Centre includes community centre with public park and play area, medical centre and gym.
Highways and accesss	Use of existing access for residential development, will not be permitted. Applicant would need to prove visibility can be achieved onto Willow Brook. Widmerpool Lane is unlikely to be suitable for access unless speed limit is lowered, and pedestrian access improved.
Accessibility	Main centre of Keyworth is over a 20 minute walk away. Wolds Drive is a 15 minute walk. The Keyworth bus stops on Willow Brook providing a regular connection to West Bridgford and Nottingham.
Other issues	
Agricultural land	The site is classified as Grade 3 agricultural land.
Deliverability	No further representations/communication from landowner since SHLAA submission. Site was not proposed through the Keyworth Neighbourhood Plan, therefore it could be suitable, but is not available or achievable now.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

Keyworth is identified as a Key Settlement. The site is not constrained by significant heritage, flooding, landscape, access or biodiversity issues which cannot be avoided or mitigated. As the development of this site would contribute to further merging of Keyworth and Stanton on the Wolds the Green Belt Review concludes that development is fundamentally constrained by the Green Belt designation and would not be suitable until this policy constraint is removed.

Stanton-on-the-Wolds

Site reference SHLAA/STA/008 **Site name** 126 Melton Road

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	0.86	Brownfield or greenfield	
Dwelling capacity	17	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	17	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Land comprises remainder of land promoted by owners of 126 and 130 Melton Road (excludes land permitted for one unit (SHLAA/STA/015). This area has been promoted during LP2. Land is constrained by Green Belt

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Land comprises remainder of land promoted by owners of 126 and 130 Melton Road (excludes land permitted for one unit

Site reference	SHLAA/STA/008	Site name	126 Melton Road

(SHLAA/STA/015). This area has been promoted during LP2. Land is constrained by Green Belt.

Stanton-on-the-Wolds

Site reference SHLAA/STA/012 **Site name** Adj 178 Melton Road

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	8	Greenfield	
Site source	Planning Application	Planning reference	18/01206/OUT 19/01607/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction as confirmed by 23/01883/CLUEXD

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction as confirmed by 23/01883/CLUEXD

Stanton-on-the-Wolds

Site reference SHLAA/STA/015 **Site name** Land north west of 130 Melton Road

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	9	Greenfield	
Site source	Planning Application	Planning reference	24/00403/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Outline planning permission granted for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Outline planning permission granted for minor residential development.

Stanton-on-the-Wolds

Site reference SHLAA/STA/017 **Site name** Land at Jerico Farm

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	152	Brownfield or greenfield	
Dwelling capacity	2200	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	2000	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	Land is in the Green Belt. It has not been assessed within the LP GB review as it is in an outlying location, isolated from a settlement or the main urban areas boundaries.
Flood Risk	Parts of the site are at risk of flooding from watercourses and from surface water.
Landscape assessment	NM03 - Widmerpool Clay Wolds - Landscape condition is good as features are well maintained. Landscape strength is strong. The area has a strong intact rural character with arable and pasture farming and pockets of woodland key features.
Green Infrastructure	Woodland blocks and the Roehoe Brook in the south offer potential to embed a new settlement into the existing green infrastructure.
Historic Environment	Headstones of St Wilfred's Church within the eastern corner of the site (east of the A46) are listed. St Wilfred's Church lies under pasture and is a SAM. HER identifies medieval coin find east of A46 in vicinity of former St Wilfred's Church. Site is located adjacent to the Foss Way and as such archaeological remains / artefacts may be present. Rural setting of listed gravestones would be adversely affected. Suggestion that Kinoulton Village would have been located nearer the church in the 12 century before migrating east, possibly within this site. West of the A46, Bank Farm is identified in the HER as a non-designated heritage asset. Archaeological DBA and geophysical survey as part of any application, area around the former church could have significant archaeology, possibly limiting development in this area.
Nature conservation	Site contains a LWS (Jericho Farm Grassland) which is noted as a neutral grassland. There are numerous hedgerows and small woodland/copses.
Air quality/contamination	The site is not within or in proximity to and air quality management area. No areas identified as potentially contaminated land.
Community facilities	The site is not within proximity to any community facilities.
Highways and accesss	Potential access off the A46 Roehoe junction and or A606 Melton Road.
Accessibility	The site is not close to any existing facilities. Walking and cycling links to surrounding area limited to narrow footway along Browns Lane towards Stanton on the Wolds and Keyworth.

Site reference	SHLAA/STA/017	Site name	Land at Jerico Farm

Other issues	A number of public rights of way cross the site.
Agricultural land	Grade 3.
Deliverability	It is a large site which appears to be under one ownership. As a stand alone proposal it is highly likely that it would require significant new infrastructure. This may affect significantly any lead in times.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is owned by two landowners and was being promoted by a developer (Bloor Homes). Site is therefore available. The main constraint identified is that the site lies within the green belt. As a large freestanding proposal, it would be likely that the site would require connections to utilities, new accesses to the highway network. This would affect when such a site would be ready to start delivering housing. In addition areas of the site are at risk of flooding from various sources.

Stanton-on-the-Wolds

Site reference SHLAA/STA/018 **Site name** Land adjacent to the A46 south and east of Clipston Woods

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	250	Brownfield or greenfield	
Dwelling capacity	4000	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	4000	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Land is in the Green Belt. It has not been assessed within the LP GB review as it is in an outlying location, isolated from a settlement or the main urban areas boundaries.
Flood Risk	Parts of the site are at risk of flooding from watercourses and from surface water.
Landscape assessment	This is a reasonably flat area comprised of medium to large arable fields interspersed with small to medium blocks of woodland. This area of search is representative of the surrounding rural landscape. Blocks of woodland contribute towards scenic beauty, although the A46, A606 and railway line detract from this and perceptions of tranquillity locally. PRoW provide recreational value. Views are largely restricted to within the area of search due to the topography, blocks of woodland and field boundary vegetation. Woodland blocks and the Roehoe Brook in the south offer potential to embed a new settlement into the existing green infrastructure. Defensible boundaries are formed by the A606 and existing field boundaries, including the vegetation enclosing the PRoW south of Jerico Farm and Bank Farm. There is a risk of coalescence with Stanton-on-the-Wolds. Suitable for development. Maintain green buffer to prevent coalescence with Stanton-on-the-Wolds.
Green Infrastructure	Woodland blocks and the Roehoe Brook in the south offer potential to embed a new settlement into the existing green infrastructure.
Historic Environment	Limited archaeological finds within the northern part of this larger site, however the site is substantial and is adjacent to the Foss Way. As such archaeological remains / artefacts may be present. Archaeological investigation within northern part of the site – nature of archaeology should be readily detectable via magnetometry survey in support of any allocation and/or planning application.
Nature conservation	Site contains part of aa LWS (Jerico Farm Grassland) which is noted as a neutral grassland. There are numerous hedgerows and small woodland/copses. Hill farm identified as a non designated heritage asset
Air quality/contamination	The site is not within or in proximity to and air quality management area. Pockets of made and worked ground, together with agricultural buildings and farm buildings identified as areas of potential contamination.
Community facilities	The site is not within proximity to any community facilities.
Highways and accesss	Potential access off the A46 Roehoe junction and or A606 Melton Road. Potential access point onto Owthorpe Road.
Accessibility	The site is not close to any existing facilities. Walking and cycling links to surrounding area limited to narrow footway along Browns Lane

Site reference	SHLAA/STA/018	Site name	Land adjacent to the A46 south and east of Clipston Woods

	towards Stanton on the Wolds and Keyworth.
Other issues	A number of public rights of way cross the site
Agricultural land	Grade 3.
Deliverability	As a stand alone proposal it is highly likely that it would require significant new infrastructure. This may affect significantly any lead in times.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is owned by a single landowner and being promoted for development. The site is therefore available. The main constraint identified is that the site lies within the green belt. As a large freestanding proposal, it would be likely that the site would require connections to utilities, new accesses to the highway network. This would affect when such a site would be ready to start delivering housing. In addition areas of the site are at risk of flooding from various sources.

Stanton-on-the-Wolds

Site reference SHLAA/STA/029 **Site name** 204 Melton Road

Parish/town	Stanton-on-the-Wolds	Site area (hectares)	0.25	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02193/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Adjoining key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Deliverable within 5 years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Deliverable within 5 years

Sutton Bonington

Site reference SHLAA/SUT/002 **Site name** Land south of Pasture Lane

Parish/town	Sutton Bonington	Site area (hectares)	1.1	Brownfield or greenfield	
Dwelling capacity	22	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The vast majority of the site is within flood zone 3, with a small area in flood zone 2. Environment Agency state that there should be at least a 10 metre easement adjacent to any watercourse to enable access to and maintenance of it. Sequential and exception test required for the site to be development
Landscape assessment	LVIA aggregate score: 61/100. The site comprises a pastoral field exhibiting a historic pattern reflecting open fields - as identified by the Nottinghamshire Historic Landscape Characterisation. This field pattern - along with other factors such as the adjacent conservation area the high landscape and scenic quality and the degree of representativeness of the assessed landscape character - contributes to the high landscape value. There is a medium landscape susceptibility owing in part to the loss of the historic field pattern and the pastoral context of the conservation area. Visually, there is a low sensitivity - this has been derived from the medium visual value and low visual susceptibility given the site's relative visual containment in its context.
Green Infrastructure	There are no identified nature conservation issues with the site, however it contains watercourses and some intermittent hedgerows. Any development should incorporate these features into it.
Historic Environment	Land provides key glimpse out of the neighbouring Conservation Area. Whilst ridge and furrow is identified south and west of the site, none is found within it.
Nature conservation	There are no identified nature conservation issues with the site, however it contains watercourses and some intermittent hedgerows, both of which are identified as LBAP priority habitats.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Sutton Bonington contains a library, post office, general store, public houses and deli.
Highways and accesss	Access likely to be achievable, however EA consent will be required with regard to the crossing the watercourse and any alterations to the existing crossing / penstock arrangement. Consideration to be to the existing bridleway.

Site reference	SHLAA/SUT/002	Site name	Land south of Pasture Lane

Accessibility	The site is located close to the community facilities. Bus stops on Park Lane are served by the 66 service between the University of Nottingham campus and Loughborough nine times a day Monday - Saturday. A hail and ride service is also provided by the Soar Valley Community Bus.
Other issues	None identified
Agricultural land	The site is identified as Grade 3 agricultural land
Deliverability	Site has been identified as available for development, however flood risk issues mean the site is not suitable.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The site is well located in relation to the village centre and facilities. The development of the site would affect a key glimpse outside of the conservation area. Whilst the site is small in nature, the largest constraints relate to the site being located in an area of flood risk from the River Soar. Site is not suitable.

Sutton Bonington

Site reference SHLAA/SUT/003 **Site name** Land South of Landcroft Lane

Parish/town	Sutton Bonington	Site area (hectares)	4.9	Brownfield or greenfield	
Dwelling capacity	95	Density (dwellings/hectare)	19	Greenfield	
Site source	Planning Application	Planning reference	19/02079/OUT (Withdrawn)	Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining key settlement	
Number of dwellings remaining	95	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not at risk of flooding from watercourses. A small part of the north eastern corner of the site is at low risk of flooding from surface water runoff.
Landscape assessment	LVIA score 59/100. Comprising an arable field adjacent to recreational facilities on the north-eastern edge of the main part of Sutton Bonington, the site sits adjacent to the Sutton Bonington Conservation Area. There is a high landscape quality and high recreational value in the study area, both of which contribute to the medium landscape value. The site is close to the main urban edge, but crucially is detached from it and development would increase perceived urbanisation in the study area - both of which contribute to a medium landscape susceptibility. Overall, the landscape sensitivity is medium. Visually, the site has a low value within the context of the study area, and also has a low susceptibility due in part to its relatively low visibility in its surroundings. The visual sensitivity is also low.
Green Infrastructure	The site is surrounded by hedgerows of varying quality. Tennis courts and a bowling green are located adjacent to the site.
Historic Environment	The site is not prominent from within the conservation area, the length of boundary which it shares within the conservation area is all within the private grounds of a single property and as such there are few viewpoints easily accessible to the public from within the conservation area (St Michaels House) and its boundary with the main road (Marle Pit Hill) is screened by a bank and dense tree line, there is less screening in views from the north along College Road, however from this direction the site is seen within the context of the various sports pavilion buildings and this view does not directly affect the conservation area, although it would affect the final approach to the conservation area. Whilst College Road runs along the university campus the tree lined grass verges and the distance to which the university buildings are set back from the highway gives this a less urbanised character than might otherwise be the case. There are a number of nearby HER entries, mostly relate to remnant ridge and furrow in neighbouring fields and the village pinfold beside the current tennis pavilions. The site was outside of the core of the village and likely under agricultural use for most of its history.
Nature conservation	There are no identified nature conservation issues with the site, however the site is surrounded by hedgerows. Hedgerows are identified as LBAP priority habitats.

Site reference	SHLAA/SUT/003	Site name	Land South of Landcroft Lane

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Sutton Bonington contains a library, post office, general store, public houses and deli.
Highways and accesss	Suitable access likely to be achievable off of Landcroft Lane. Connectivity to Sutton Bonington and associated facilities very poor. The connecting footway on Marle Pit Hill is severely substandard, with no scope for improvement.
Accessibility	The site is located some distance from the community facilities. Bus stops on Main Street are served by the 66 service between the University of Nottingham campus and Loughborough nine times a day Monday - Saturday. A hail and ride service is also provided by the Soar Valley Community Bus.
Other issues	
Agricultural land	The site is classified as Grade 2 (BMV) agricultural land.
Deliverability	The site was promoted through LP2 and the emerging Strategic Plan for development by the agents of a landowner therefore it is available for development. Planning application submitted 2019 and representation on the Strategic Plan in 2020 by Gladman's for a larger development (95 units) which included adjacent land to the north east.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is relatively constraint free in terms of physical constraint. It is within walking distance of most facilities. The site is located on the edge of the conservation area, however impacts upon the setting of it are likely to be limited. Whilst the site is within an area of high landscape quality and high recreational value, the site itself is of medium landscape value and low visual sensitivity. The negatives in relation to the site is that it consists of best and most versatile agricultural land. There are also connectivity issues to the main part of the village due to a substandard footway over a railway bridge, with no scope to widen it. Recent application submitted by Gladman's for 95 units (comprising the site promoted through LP2 and the Strategic Plan and adjacent land to the north east) indicates site is available. Application was however withdrawn.

Sutton Bonington

Site reference SHLAA/SUT/006 **Site name** 41 Park Lane

Parish/town	Sutton Bonington	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11		
Site source	Planning Application	Planning reference	04/01535/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired		
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Sutton Bonington

Site reference SHLAA/SUT/007 **Site name** Land Adj 45 Landcroft Lane

Parish/town	Sutton Bonington	Site area (hectares)	0.3	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	6	Greenfield	
Site source	Planning Application	Planning reference	12/01729/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Sutton Bonington

Site reference SHLAA/SUT/008 **Site name** Land off Landcroft Lane, Sutton Bonington (larger)

Parish/town	Sutton Bonington	Site area (hectares)	10.31	Brownfield or greenfield	
Dwelling capacity	220	Density (dwellings/hectare)		Greenfield	
Site source	Developer/Landowner Submission	Planning reference	19/02079/OUT (Withdrawn)	Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	220	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not at risk of flooding from watercourses. A small part of the north eastern corner of the site is at low risk of flooding from surface water runoff
Landscape assessment	LVIA score 59/100. Comprising an arable field adjacent to recreational facilities on the north-eastern edge of the main part of Sutton Bonington, the site sits adjacent to the Sutton Bonington Conservation Area. There is a high landscape quality and high recreational value in the study area, both of which contribute to the medium landscape value. The site is close to the main urban edge, but crucially is detached from it and development would increase perceived urbanisation in the study area - both of which contribute to a medium landscape susceptibility. Overall, the landscape sensitivity is medium. Visually, the site has a low value within the context of the study area, and also has a low susceptibility due in part to its relatively low visibility in its surroundings. The visual sensitivity is also low.
Green Infrastructure	The site is surrounded by hedgerows of varying quality. Tennis courts and a bowling green are located adjacent to the site.
Historic Environment	The site is not prominent from within the conservation area, the length of boundary which it shares within the conservation area is all within the private grounds of a single property and as such there are few viewpoints easily accessible to the public from within the conservation area (St Michaels House) and its boundary with the main road (Marle Pit Hill) is screened by a bank and dense tree line, there is less screening in views from the north along College Road, however from this direction the site is seen within the context of the various sports pavilion buildings and this view does not directly affect the conservation area, although it would affect the final approach to the conservation area. Whilst College Road runs along the university campus the tree lined grass verges and the distance to which the university buildings are set back from the highway gives this a less urbanised character than might otherwise be the case. There are a number of nearby HER entries, mostly relate to remnant ridge and furrow in neighbouring fields and the village pinfold beside the current tennis pavilions. The site was outside of the core of the village and likely under agricultural use for most of its history.
Nature conservation	There are no identified nature conservation issues with the site, however the site is surrounded by hedgerows. Hedgerows are identified as LBAP priority habitats.

Site reference	SHLAA/SUT/008	Site name	Land off Landcroft Lane, Sutton Bonington (larger)

Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Sutton Bonington contains a library, post office, general store, public houses and deli.
Highways and accesss	Suitable access likely to be achievable off of Landcroft Lane. Connectivity to Sutton Bonington and associated facilities very poor. The connecting footway on Marle Pit Hill is severely substandard, with no scope for improvement.
Accessibility	The site is located some distance from the community facilities. Bus stops on Main Street are served by the 66 service between the University of Nottingham campus and Loughborough nine times a day Monday - Saturday. A hail and ride service is also provided by the Soar Valley Community Bus.
Other issues	
Agricultural land	The site is classified as Grade 2 agricultural land.
Deliverability	The site was promoted through LP2 and the emerging Strategic Plan for development by the agents of a landowner therefore it is available for development. Planning application submitted in 2019 on part of the site was withdrawn.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period		Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is relatively constraint free in terms of physical constraint. It is within walking distance of most facilities. The site is located on the edge of the conservation area, however impacts upon the setting of it are likely to be limited. Whilst the site is within an area of high landscape quality and high recreational value, the site itself is of medium landscape value and low visual sensitivity. The negatives in relation to the site is that it consists of best and most versatile agricultural land. There are also connectivity issues to the main part of the village due to a substandard footway over a railway bridge, with no scope to widen it. Application submitted by Gladman's for 95 units (comprising the site promoted through LP2 and the Strategic Plan and adjacent land to the north east) indicates site is available. Application was however withdrawn.

Sutton Bonington

Site reference	SHLAA/SUT/010	Site name	32 Main Street

Parish/town	Sutton Bonington	Site area (hectares)	0.3	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	3	Brownfield	
Site source	Planning Application	Planning reference	09/01993/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Sutton Bonington

Site reference	SHLAA/SUT/011	Site name	23 Charnwood Avenue

Parish/town	Sutton Bonington	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	33	Greenfield	
Site source	Planning Application	Planning reference	10/02114/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago, and is considered non deliverable and non developable.

Sutton Bonington

Site reference SHLAA/SUT/012 **Site name** Glebe Farm, Landcroft Lane

Parish/town	Sutton Bonington	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01835/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Sutton Bonington

Site reference SHLAA/SUT/015 **Site name** Sutton Fields House

Parish/town	Sutton Bonington	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	10	Brownfield	
Site source	Planning Application	Planning reference	17/00989/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission expired in May 2021 (extended from July 2020 under the Business and Planning Act). Although site is suitable, delivery before years 11-15 cannot be expected.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Permission expired in May 2021 (extended from July 2020 under the Business and Planning Act). Although site is suitable, delivery before years 11-15 cannot be expected.

Sutton Bonington

Site reference SHLAA/SUT/016 **Site name** 36 Park Lane

Parish/town	Sutton Bonington	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	16/00082/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Although the site is suitable, delivery cannot be expected before years 11-15.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Although the site is suitable, delivery cannot be expected before years 11-15.

Sutton Bonington

Site reference SHLAA/SUT/019 **Site name** 19 Landcroft Lane

Parish/town	Sutton Bonington	Site area (hectares)	1.3	Brownfield or greenfield	
Dwelling capacity	30	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	30	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is not identified as being at risk of flooding from any sources.
Landscape assessment	
Green Infrastructure	
Historic Environment	No identified impact on designated or non designated historic assets.
Nature conservation	The site is largely grassland.
Air quality/contamination	The site is not within or in proximity to and AQMA.
Community facilities	Sutton Bonington contains a library, post office, general store, public houses and deli.
Highways and accesss	
Accessibility	The site is located some distance from the community facilities. There are no bus stops on Landcroft Lane. The nearest bus stop on Main Street are served by the 66 service between the University of Nottingham campus and Loughborough nine times a day Monday - Saturday. A hail and ride service is also provided by the Soar Valley Community Bus.
Other issues	Under EMA flightpath, therefore potential noise issues.
Agricultural land	The provisional agricultural land classification is grade 2.
Deliverability	Land submitted as possible allocation within LP2. Could be suitable if policy changes.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Land submitted as possible allocation within LP2. Located away from the main settlement , but amongst some ribbon development in the

Site reference	SHLAA/SUT/019	Site name	19 Landcroft Lane

Landcroft Lane area. Could be suitable if policy changes.

Sutton Bonington

Site reference	SHLAA/SUT/024	Site name	Treetops, Sutton Fields. Station Road

Parish/town	Sutton Bonington	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	18/01659/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within key settlement	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction.

Tithby and Wiverton

Site reference SHLAA/TAW/003 **Site name** Manor Farm Bingham Road

Parish/town	Tithby and Wiverton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	21/02881/PAQ	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development expired.

Thoroton

Site reference SHLAA/THO/002 **Site name** Greenhedge Farmhouse

Parish/town	Thoroton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	20/02159/PAQ	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Expired planning permission for minor residential development.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Expired planning permission for minor residential development.

Thoroton

Site reference SHLAA/THO/003 **Site name** Land West of Main Street

Parish/town	Thoroton	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00580/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Thoroton

Site reference	SHLAA/THO/004	Site name	Manor House, Main Street

Parish/town	Thoroton	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00581/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

Thrumpton

Site reference SHLAA/THR/001 **Site name** Wood Farm

Parish/town	Thrumpton	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	6.25	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Site is not deliverable or developable as it conflicts with Green Belt policy.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Site lies outside of the settlement of Thrumpton in the Green Belt. Development would be contrary to existing Green Belt policy and Core Strategy spatial policy which only allows for limited infilling in existing settlements washed over by the Green Belt. As this site cannot be considered as part of the built up part of the settlement any future proposal would not be in accordance with this policy.

Tollerton

Site reference SHLAA/TOL/001 **Site name** Land at Burnside Grove

Parish/town	Tollerton	Site area (hectares)	9.2	Brownfield or greenfield	
Dwelling capacity	150	Density (dwellings/hectare)	16	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	150	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	l;
Flood Risk	The site is not at risk of flooding from watercourses. It is at risk of surface water flooding.
Landscape assessment	Landscape appraisal score 47/100. The site comprises several fields with strong arable characteristics and lies directly north of an existing line of housing along Burnside Grove. There is a good network of PRoW's within the study area but none which directly influence the site. There are some conservational interests within the study area, including some TPO's, listed buildings and a conservation area unrelated to the site. There is an overall medium landscape value within the study area due to well maintained arable landscape and strong domestic setting. There is a low susceptibility to change with some loss of agricultural land but the perception of infill development. The sensitivity of the landscape character is low overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the settlement edge. The overall visual susceptibility is low with most views of the site obscured by built form, particularly from the south and east. Overall, there is low visual sensitivity.
Green Infrastructure	The hedgerows of varying quality could be maintained and enhanced as green infrastructure buffers.
Historic Environment	The site does not contain or is in the setting of a designated heritage asset. However Archaeology indicates the presence of a Civil War gun emplacement to the west of access along southern site boundary.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by hedgerows in varied condition which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not located within an Air Quality Management Area.
Community facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	NCC previously advised that it would require two points of access (for 180 units), existing farm access corridor is of insufficient width to

Site reference	SHLAA/TOL/001	Site name	Land at Burnside Grove

	serve even a modest development of less than 50 dwellings. 6Cs Design Guide Part 3 however indicates that a 5.5m carriageway can accommodate between 50 and 400 dwellings (a residential road). 6Cs also suggests 150 can be accessed from a single access point.
Accessibility	The site is located away from the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road.
Other issues	
Agricultural land	The site is almost all Grade 2 (BMV) agricultural land, with a small area classified as Grade 3.
Deliverability	The site was promoted through the Local Plan Part 2 and more recently through the Strategic Plan Growth Options, therefore is available for development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is not of significant importance when assessed against the purposes for including land within the Green Belt. The site is largely contained, however it is located away from some facilities and the main bus corridor (along Melton Road). Site does not perform as an important landscape feature in the landscape study. The site was promoted through the Local Plan Part 2 and more recently through the Strategic Plan Growth Options, therefore is available for development. Growth Options Study determines that land west of Tollerton, including this site is potentially suitable location for strategic development.

Tollerton

Site reference SHLAA/TOL/002 **Site name** West of Tollerton Lane and North of Medina Drive

Parish/town	Tollerton	Site area (hectares)	25.6	Brownfield or greenfield	
Dwelling capacity	512	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	512	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site was split into 2 for the purposes of the Green Belt Review. The northern part of the site (TOL/A) is isolated within the Green Belt but adjacent to the historical core of Tollerton (itself washed over by Green Belt) and the Green Belt designation preserves the rural setting of this area of the village. The rising topography towards Jubilee Woods increases the site's prominence in the Green Belt increases the importance of preventing of urban sprawl. The Green Belt also prevents the merging of Tollerton with the Tollerton/Gamston Strategic Allocation. Due to the northern part of the site's location between the strategic allocation and Tollerton, its prominent location in the landscape, open countryside character and its contribution to the rural setting of Tollerton the land performed well against all Green Belt purposes and is of high Green Belt importance. The significant reduction in the distance between Tollerton and the Strategic Allocation and the perception of merging fundamentally constrain the removal of the land from the Green Belt. The southern part of the site (TOL/B) performs similarly against Green Belt purposes. It is however adjacent to the 20th Century development of Tollerton which overlooks the land and reduces the open countryside character of the site. The Green Belt designation prevents the merging of Tollerton with the Gamston Strategic Allocation and the merging of the historic core of Tollerton with the more area of 20th Century development. The southern part of the site scored 17 reflecting the land's medium-high Green Belt importance.
Flood Risk	The site is not at risk of flooding from watercourses or from surface water run-off.
Landscape assessment	Landscape appraisal score 69/100. The site comprises several fields with strong arable characteristics and is situated west of Tollerton Lane. There is a good network of PRoW's within the study area that link the various settlements together. Tollerton FP4 runs through the northern section of the site and Tollerton BW5 runs along the sites northern boundary. There are some conservational interests within the study area, including some TPO's and several listed buildings. There is an overall medium landscape value within the study area due to well managed agricultural land and a strong domestic setting. There is a medium susceptibility to change with a loss of rural setting to village evident as well as a large urban extension. The sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is high with some long distance views of the site and surrounding landscape. Overall, there is medium visual sensitivity.
Green Infrastructure	Other than the hedgerow corridors there is no identified green infrastructure within the site. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse

Site reference	SHLAA/TOL/002	Site name	West of Tollerton Lane and North of Medina Drive

	effects should be avoided, mitigated or as a last resort compensated.
Historic Environment	This land provides a visual break between the historic core of Tollerton and the more recent 20th century developments closer to the A606. The removal and development of the land would merge these areas and significantly affect the setting of the historic settlement. Tollerton Hall, its grounds, St Peters Church and Bassingfield House are Grade II listed and are on the opposite side of Tollerton Lane. HER identifies ridge and furrow within the site although site now under intensive farming methods which has removed this evidence.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded by hedgerows in varied condition which are a LBAP habitat. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Not within or affecting and Air Quality Management Area. No areas of land identified as potentially contaminated.
Community facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	Would require two points of access. Possible upgrade to Tollerton Lane /A606 and Cotgrave Lane junctions. Questionable from a sustainability standpoint lack of facilities in Tollerton means mainly car based travel.
Accessibility	The site is located away from the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road. Tollerton Lane is served by an hourly bus between Nottingham and Cropwell Bishop.
Other issues	Part of the site identified as fundamentally constrained in Green Belt terms. Area that isn't is 13.9 hectares therefore dwelling capacity is adjusted accordingly.
Agricultural land	The majority of the site is Grade 3 agricultural land with a proportion of Grade 2 agricultural land at the south-western corner of the site.
Deliverability	Site being was promoted on behalf of landowner through the Local Plan Pt2 Process. No known developers involved.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

There are a number of identified issues in relation to the site as a whole. The site performs an important function in relation to its inclusion in the Green Belt. In particular the Green Belt review identifies the northern portion of the site as of particular importance, given that separation is required between Tollerton and the strategic allocation to the north. Other issues in relation to the site is that the site is some distance from facilities. It provides a visual break between the historic core of Tollerton and old Tollerton village. In terms of landscape and visual impacts, the site performs well in terms of the landscape assessment. Site being promoted on behalf of landowner through the previous Local Plan Process. No known developers involved.

Site reference	SHLAA/TOL/002	Site name	West of Tollerton Lane and North of Medina Drive

Tollerton

Site reference SHLAA/TOL/003 **Site name** Land east of Tollerton Lane

Parish/town	Tollerton	Site area (hectares)	2.8	Brownfield or greenfield	
Dwelling capacity	30	Density (dwellings/hectare)	11	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	30	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The Green Belt designation prevents further development east of Tollerton Lane on land which slopes down gently towards the east. The land is visible over a wide area in this direction. As the submitted site does not follow a physical boundary feature the land is not contained and the Green Belt prevents visible urban sprawl. The approval of affordable units as an exception has weakened the Green Belt designation regarding safeguarding the countryside from encroachment, however the land's contribution to the open arable landscape results in an open countryside character. Whilst the site performed well against Green Belt purposes which prevented sprawl and encroachment, the land's poorer performance against purposes which prevent merging and protect historic setting reduce its overall score to 12. This identifies the site as being of low-medium Green Belt importance.
Flood Risk	The site is not identified as at risk of flooding from any source other than a negligible area near to the rural exception development from surface water.
Landscape assessment	Landscape Appraisal score 61/100. The site comprises part of two fields with arable characteristics and is situated immediately east of Tollerton Lane. There is a network of PRoW's within the study area with Tollerton FP2 intersecting the north-eastern section of the site. There are some conservational interests within the study area, including some TPO's and several listed buildings. There is an overall low landscape value within the study area with some areas of well managed agricultural land and a strong domestic setting. There is a medium susceptibility to change with a small loss of strong rural setting to village and an extension to the urban edge. The sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is medium as the site is part of the villages rural setting. Overall, there is medium visual sensitivity.
Green Infrastructure	No identified Green Infrastructure on site, in agricultural use. Hedgerow along the frontage of the site could be enhanced to provide green infrastructure, however this may lead to conflict with the need to provide a footway along the frontage of the site.
Historic Environment	The site is does not contain, nor does it have an impact on the setting of a heritage asset. Roman and medieval pottery found in field to east of site, pottery may be an isolated find but may be related to nearby archaeology, possibly within the site. Grounds of Tollerton hall (including a Decoy) to the east of the site are identified as non designated park and garden.
Nature conservation	There are no designated nature conservation interests within or adjacent to the site. It is however bounded on one of its boundaries by

Site reference	SHLAA/TOL/003	Site name	Land east of Tollerton Lane

	hedgerows in poor condition. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape objectives within Biodiversity Opportunity Mapping Report. Adverse effects should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	The site is not within or will have a direct effect on an air quality management area.
Community facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	The shape of the site is only likely to allow ribbon development fronting Tollerton Lane with direct vehicular access. Satisfactory access should be achievable. Would prefer to see as much frontage development as possible. The existing footway to the south will require extending across the frontage of the site entailing the loss of a significant amount of hedgerow (taken from 2012 response to the SHLAA from NCC highways).
Accessibility	The site is located away from the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road. Tollerton Lane is also served by an hourly bus between Nottingham and Cropwell Bishop.
Other issues	
Agricultural land	The site is classified as Grade 3 agricultural land.
Deliverability	Site available as indicated by further options response and larger site submission during consultation on Strategic Plan Growth Options.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary

The site is located along the edge of Tollerton, however fronts the main road from Tollerton northwards. There is existing ribbon development in part along this eastern frontage to Tollerton. Whilst the land is of low-medium green belt value it does not have a discernible eastern boundary, and its configuration would suggest that frontage development onto Tollerton Lane would be the only suitable form of development. Site available as indicated by further options response. Larger site (SHLAA/TOL/015), submitted during consultation on Strategic Plan Growth Options, overlaps this site. Possible that the site has been sold on since this submission was made as different site promoter.

Tollerton

Site reference SHLAA/TOL/004 **Site name** Jubilee Wood

Parish/town	Tollerton	Site area (hectares)	5.0	Brownfield or greenfield	
Dwelling capacity	60	Density (dwellings/hectare)	12	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site consists of trees, scrubland and a number of agricultural prefabricated buildings in various states of use, together with a dwelling. Whilst there is development within the site, this is well screened from the wider area and can only be viewed from the south east of the site. The major issue with the site is that it is located in an isolated area and would not be released from the Green Belt without additional land between it and Tollerton. If the site were to be released together with other land, the gap between Tollerton and the strategic allocation would be significantly diminished. As the site crosses the brow of the hill development would visually link Tollerton to the strategic allocation, defeating one of the fundamental purposes of including land within the Green Belt. The site is therefore of high Green Belt importance. Whilst the site overall is considered to be of medium-to-high green belt importance, the issues relating to merging lead to the site being of fundamental importance to the function of the green belt.
Flood Risk	The site is not at risk of flooding from any source.
Landscape assessment	The site has not been assessed within the LVIA as it is remote from any settlement. Adjacent site has been assessed and landscape appraisal score 69/100. The site comprises several fields with strong arable characteristics and is situated west of Tollerton Lane. There is a good network of PRoW's within the study area that link the various settlements together. Tollerton FP4 runs through the northern section of the site and Tollerton BW5 runs along the sites northern boundary. There are some conservational interests within the study area, including some TPO's and several listed buildings. There is an overall medium landscape value within the study area due to well managed agricultural land and a strong domestic setting. There is a medium susceptibility to change with a loss of rural setting to village evident as well as a large urban extension. The sensitivity of the landscape character is medium overall. Visually, there are no indicators or recognition of value. There is a medium number of potential receptors as the site forms part of the village edge. The overall visual susceptibility is high with some long distance views of the site and surrounding landscape. Overall, there is medium visual sensitivity.
Green Infrastructure	Site contains significant tree coverage across its northern half, with some hedgerow cover around the site, both of which are a biodiversity priority habitat.
Historic Environment	Site does not contain any designated or undesignated historic assets.
Nature conservation	The site has no identified nature conservation interest, however there is extensive tree cover across the site, hedgerows and rough

Site reference	SHLAA/TOL/004	Site name	Jubilee Wood

	grassland which are all LBAP priority habitats.
Air quality/contamination	Site is not within or in close proximity of an Air Quality Management Area.
Community facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	Site is accessed off Little Lane which is a single highway and therefore unlikely to be suitable for significant housing development. Development would likely come forward with neighbouring TOL2. Combined these sites would require two points of access. Possible upgrade to Tollerton Lane /A606 and Cotgrave Lane junctions. Questionable from a sustainability standpoint lack of facilities in Tollerton means mainly car based travel.
Accessibility	The site is located away from the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road. Tollerton Lane is also served by an hourly bus between Nottingham and Cropwell Bishop.
Other issues	Telecommunications mast within the site, together with a residence and number of buildings used for the keeping of pigs in various states of condition.
Agricultural land	The site is predominantly classified as Grade 3 agricultural land, with some areas of Grade 2 to the north and south extremes.
Deliverability	Site is available for development however its suitability is unclear given its location and other constraints.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary There are significant concerns in relation to the suitability of the site for development given its location, accessibility and significant loss of biodiversity and prominent landscape features. Jubilee Wood and the site adjacent sit on top of a prominent ridge. The site performs an important function in Green Belt terms, separating Tollerton from the strategic allocation.

Tollerton

Site reference SHLAA/TOL/005 **Site name** North of 47 Melton road

Parish/town	Tollerton	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	40	Greenfield	
Site source	Planning Application	Planning reference	10/01258/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within key settlement	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Tollerton

Site reference SHLAA/TOL/006 **Site name** Tollerton Park

Parish/town	Tollerton	Site area (hectares)	0.47	Brownfield or greenfield	
Dwelling capacity	19	Density (dwellings/hectare)	21	Greenfield	
Site source	Housing Allocation	Planning reference	18/02528/FUL	Type of site	
Allocated site reference	Policy 25. East of Gamston North of Tollerton	Status	Under Construction - over 25% of dwellings completed	Freestanding	
Number of dwellings remaining	10	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	9 completed. 10 not started.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary 9 completed. 10 not started.

Tollerton

Site reference SHLAA/TOL/007 **Site name** 82 Cotgrave Lane

Parish/town	Tollerton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00968/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

Tollerton

Site reference SHLAA/TOL/008 **Site name** East of Gamston North of Tollerton

Parish/town	Tollerton	Site area (hectares)	246	Brownfield or greenfield	
Dwelling capacity	4000	Density (dwellings/hectare)	16	Greenfield	
Site source	Housing Allocation	Planning reference	20/03244/OUT (pending) 24/00347/HYBRID (pending)	Type of site	
Allocated site reference		Status	Planning application under consideration	Urban extension	
Number of dwellings remaining	4000	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site was removed from the Green Belt following its allocation in the Local Plan Part 1.
Flood Risk	The eastern edge of the site is located in flood zone 2 and 3. Parts of the site are at risk of surface water flooding.
Landscape assessment	Land is within SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character.
Green Infrastructure	Site is adjacent to the Grantham Canal, which is identified as a strategically important green infrastructure asset. There are significant opportunities to provide GI and link to the canal.
Historic Environment	Grade II Listed Buildings present on site - 17 pillboxes within the site. Setting of pillboxes would be significantly affected by development of the airfield. Removing their historical context. Incorporate pillboxes into GI infrastructure that connects them and protects their setting. Information should explain their historic value.
Nature conservation	No designated sites. However site contains hedgerows which are a priority habitat within the LBAP.
Air quality/contamination	The site is not covered by any AQMA. Site may contain some legacy contamination at the airport. There are also areas of made and worked ground within the wider site.
Community facilities	Adjacent to Main Urban Area and Gamston Centre of Neighbourhood Importance. No facilities within 10-15 minute walk - new facilities would have to be provided on the site.
Highways and accesss	Major infrastructure works are required. Highways modelling has identified improvements required to the strategic road network together with mitigation measures. Proportionate cost on development will be required to fund mitigation measures.
Accessibility	Tollerton Lane is served by an hourly bus between Nottingham and Cropwell Bishop. A few uncoordinated walking routes that may be unsafe, poorly designed or that do not conveniently link with the main residential areas nearby.

Site reference	SHLAA/TOL/008	Site name	East of Gamston North of Tollerton

Other issues	Planning permission that relate to the Spire Hospital 22/02019/OUT for residential units and bedspaces deliverable within 5 years (equivalent of 70 units)
Agricultural land	Grade 3a and 3b.
Deliverability	Vistry and Taylor Wimpey have agreed to develop an SPD that will ensure development complies with the Core Strategy and are currently working with RBC. The area of land being promoted by willing landowners is considered to be suitable and available now. Planning permission that relate to the Spire Hospital 22/02019/OUT for residential units and bedspaces deliverable within 5 years (equivalent of 70 units), the remainder is placed in year 6 onwards

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable 6-10 years
Delivery Period	18 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary

The site is allocated for development in the Local Plan Part 1 Rushcliffe Core Strategy. Site owners indicated through Local Plan submissions that there are no barriers to delivery subject to the phasing of infrastructure in a viable fashion. An outline and a hybrid application have been submitted which cover a majority of the site. Vistry and Taylor Wimpey have agreed to develop an SPD that will ensure development complies with the Core Strategy. Planning permission that relate to the Spire Hospital 22/02019/OUT for residential units and bedspaces deliverable within 5 years (equivalent of 70 units), the remainder is placed in year 6 onwards

Tollerton

Site reference SHLAA/TOL/010 **Site name** Land South of Tollerton/Gamston Strategic Allocation

Parish/town	Tollerton	Site area (hectares)	39.4	Brownfield or greenfield	
Dwelling capacity	475	Density (dwellings/hectare)	12	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	475	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Green Belt Review Part 1 states that Zone 5.1 is considered to have an overall medium-high importance in relation to purposes of the Green Belt. However this review occurred prior to the allocation of the Gamston Strategic Site. Zone 5.2 is considered to have an overall medium importance.
Flood Risk	Entire site is within Flood Zone 1.
Landscape assessment	Land is within SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character.
Green Infrastructure	A right of way crosses the site from Lodge Lane to Edwalton Golf Course. A right of way runs along the southern edge of the site parallel. Recent submission proposes open space and woodland between these rights of way (within Green Belt Area 5.1). This will enhance the required buffer between Tollerton and the main urban area.
Historic Environment	There are no designated or non designated heritage assets identified within the site. HER picks up cropmarks and a well as possible archaeological features. Archaeological investigation – nature of archaeology should be readily detectable via magnetometry survey in support of planning application.
Nature conservation	There are no designated nature conservation assets identified within the site.
Air quality/contamination	Land is not within AQMA. Area of made ground to the west of Hoylands Farm and along the side of the A52 identified as potentially contaminated land.
Community facilities	No facilities within 10-15 minute walk - new facilities will be provided within the adjacent Tollerton/Gamston SUE.
Highways and accesss	Most recent submission (GNSP Growth Options) states that the allocation of this site can provide one or two junctions onto the A52 and unlock the adjacent Gamston SUE which has been delayed.
Accessibility	Site is not well connected by public footpaths. Tollerton Lane is served by an hourly bus between Nottingham and Cropwell Bishop.

Site reference	SHLAA/TOL/010	Site name	Land South of Tollerton/Gamston Strategic Allocation

Other issues	
Agricultural land	The majority of the site is within Grade 2 very good quality agricultural land.
Deliverability	Site is adjacent to the Gamston/Tollerton Strategic Allocation. Land has been submitted by landowner during the Core Strategy Review call for sites (July 2019) and Growth Options consultation. It was also previously promoted during Local Plan Part 2 consultations. Site could be suitable if policy changes.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site is adjacent to the Gamston/Tollerton Strategic Allocation. Land has been submitted by landowner during the Core Strategy Review call for sites (July 2019) and is being promoted through the Strategic Plan. Site could be suitable if policy changes. The Growth Options Study concludes that this site is potentially suitable as a location for strategic development.

Tollerton

Site reference SHLAA/TOL/012 **Site name** Land to the West of Tollerton Lane

Parish/town	Tollerton	Site area (hectares)	1.3	Brownfield or greenfield	
Dwelling capacity	30	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Freestanding	
Number of dwellings remaining	30	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	The site is not identified as being at risk of flooding from any source.
Landscape assessment	Land is within SN04 Cotgrave and Tollerton Village Farmlands. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is moderate. The area has a relatively uniform character of arable fields with prominent village fringes. Urban elements are frequent and exert a strong influence. Man-made elements and landform have a localised influence on character.
Green Infrastructure	
Historic Environment	In the setting of 198 Tollerton Lane, a grade II listed building.
Nature conservation	No designated sites. However site contains hedgerows which are a priority habitat within the LBAP.
Air quality/contamination	The site is not within or in close proximity to and Air Quality Management Area
Community facilities	Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	Little Lane, a private unmaintained road located to the north of the site. Farm access to field. No footway on Tollerton lane adjacent to the site.
Accessibility	The site is some distance away from Tollerton. Tollerton Lane is served by an hourly bus between Nottingham and Cropwell Bishop.
Other issues	
Agricultural land	The provisional agricultural land classification is grade 3.
Deliverability	SHLAA site submission during 2016/17. No representations submitted by landowner during Local Plan preparation or consultation on Strategic Plan Growth Options.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable

Site reference	SHLAA/TOL/012	Site name	Land to the West of Tollerton Lane

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary	SHLAA site submission during 2016/17. No representations submitted by landowner during Local Plan preparation or consultation on Strategic Plan Growth Options. Site is outlying within the Green Belt. But could come forward with neighbouring SHLAA site SHLAA/TOL/002.

Tollerton

Site reference SHLAA/TOL/017 **Site name** West of Tollerton

Parish/town	Tollerton	Site area (hectares)	16	Brownfield or greenfield	
Dwelling capacity	370	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register ☐	

Green Belt	The site is located within the Green Belt. Previous green belt review assessed the site as being of medium-high green belt importance. The site lies beyond the boundary of the A52, and development would cause coalescence between West Bridgford and Tollerton.
Flood Risk	The site is not identified as being at risk of flooding from watercourses. Areas of the site are at varying degrees of risk from surface water flooding, in particular to the north of the site.
Landscape assessment	The site lies within SN03 Mickleborough Fringe. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is weak. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character.
Green Infrastructure	The site lies within the area identified as urban fringe within local plan part 2. Any development proposed within these areas are required to incorporate accessible infrastructure that provides recreational opportunities, wildlife benefits and enables pedestrian and cycle access to the wider countryside.
Historic Environment	No impact on designated heritage assets Historic Environment Record indicates a shard of 17 century pottery found on the site.
Nature conservation	There are no designated features of wildlife importance within or surrounding the site. Watercourses and hedgerows are identified as biodiversity priority habitats.
Air quality/contamination	There are no Air Quality Management Areas within or within close proximity to the site.
Community facilities	The site is adjacent to Tollerton. Tollerton contains a primary school, a Post Office, pub petrol station, a parish office and several small shop units.
Highways and accesss	Based upon the site submission, vehicular access would have to come from the A606. There are substantial hedgerows and trees along this frontage. The embankment and railway bridge to the north of the site may be an issue in relation to adequate visibility. Further investigation would need to be undertaken in relation to this matter. Small part of the site adjoins the A52 (T). Highways England do

Site reference	SHLAA/TOL/017	Site name	West of Tollerton

	not normally allow new connections to the strategic road network in order to serve new development.
Accessibility	The site is located close to the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road.
Other issues	Public right of way runs through the site. Adjacent to both a recreation ground (to the east) and railway test track (to the west). Ordnance Survey maps indicates that a spring within the site.
Agricultural land	The provisional agricultural land classification for the land is grade 3.
Deliverability	Site is being promoted a strategic land promoter. No obvious land ownership constraints.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	There are potential constraints identified in relation to accessing the site and connecting the site to the wider walking and cycling network. In addition it is considered that the site is within an important area of green belt which provides separation between West Bridgford and Tollerton.

Tollerton

Site reference SHLAA/TOL/018 **Site name** East of Tollerton

Parish/town	Tollerton	Site area (hectares)	23.8	Brownfield or greenfield	
Dwelling capacity	475	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	475	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is located within the Green Belt.
Flood Risk	Parts of the site are at varying degrees of risk from surface water flooding and flooding from watercourses
Landscape assessment	The Greater Nottingham Growth Options (Landscape Assessment) Oct 22 highlights that the site has high potential for strategic growth. It feels like a logical extension to the settlement of Tollerton, and retains the village's southern defensible boundary of the A606. There is the potential for enhancement of watercourse and pond and incorporation into POS within the site. The developed site would feel like a relatively natural extension to Tollerton and would keep the village above the A606. Retain the hedgerows and riparian vegetation.
Green Infrastructure	Whilst the site is in agricultural use it contains watercourses and hedgerows some trees and a pond.. These features should be retained and enhanced.
Historic Environment	South of the grounds of Tollerton Hall, which is a non designated historic park and garden. Records of roman pottery scatter and medieval pottery found on the site.
Nature conservation	No designated sites of nature conservation importance within the site. Parts of the site are within 1km of the Normanton Pastures SSSI.
Air quality/contamination	The site is not within or in proximity to an Air Quality Management Area. Some areas of the site are identified as potentially contaminated, including a disused pit.
Community facilities	The site is adjacent to Tollerton. Tollerton contains a primary school, a Post Office, pub, petrol station, a parish office and several small shop units.
Highways and accesss	The indicative masterplan submitted with the representation received to the Greater Nottingham Strategic Plan shows a point of access onto Tollerton Lane and a point of Access onto Melton Road where the junction to the road to Keyworth is situated. There is currently no view from the highways authority whether the access arrangements are acceptable in principle. In addition the existing A606 junction requires improvement as a result existing allocations East of Gamston/North of Tollerton and at Keyworth.

Site reference	SHLAA/TOL/018	Site name	East of Tollerton

Accessibility	The site is located close to the main bus service (the Keyworth connection), which provides a regular connection to West Bridgford and Nottingham and can be accessed on the A606 Melton Road. Tollerton Lane is also served by an hourly bus between Nottingham and Cropwell Bishop.
Other issues	Capacity taken from site promoter estimate. Large parts of the site will remain undeveloped.
Agricultural land	The provisional agricultural land classification for the site is grade 3.
Deliverability	Representation states that the site is in single ownership

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary The site is located within the green belt adjacent to Tollerton. Beyond the policy constraints, there are a number of other issues that would require further consideration in relation to access, education provision and the setting of a non designated heritage asset amongst other matters.

Tollerton

Site reference SHLAA/TOL/020 **Site name** Tollerton Post office

Parish/town	Tollerton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/00968/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Upper Broughton

Site reference SHLAA/UB/001 **Site name** White House, Bottom Green

Parish/town	Upper Broughton	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	10	Greenfield	
Site source	Planning Application	Planning reference	07/01578/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Upper Broughton

Site reference SHLAA/UB/002 **Site name** The Paddocks, Bottom Green

Parish/town	Upper Broughton	Site area (hectares)	0.18	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	22/01388/FUL	Type of site	
Allocated site reference		Status	Completed	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary under construction

Upper Broughton

Site reference SHLAA/UB/003 **Site name** Corner House Farm, Bottom Green

Parish/town	Upper Broughton	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/00997/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary permission expired

Upper Broughton

Site reference SHLAA/UB/009 **Site name** Land East of Hillview House

Parish/town	Upper Broughton	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	11	Greenfield	
Site source	Planning Application	Planning reference	19/01066/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

West Bridgford

Site reference SHLAA/WBR/001 **Site name** Central Works Depot
Central Works Depot, Abbey Road

Parish/town	West Bridgford	Site area (hectares)	1.7	Brownfield or greenfield	
Dwelling capacity	71	Density (dwellings/hectare)	44	Brownfield	
Site source	Major Large Scale Re-development	Planning reference	21/01464/REM	Type of site	
Allocated site reference		Status	Under Construction - over 75% of dwellings completed	Main built up area	
Number of dwellings remaining	21	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	The site is not located within the Green Belt.
Flood Risk	Site is within Flood Zone 2. Areas to the north and south of the site are at a low risk of surface water flooding. Latest SFRA information identifies that given current defences, the site is not at risk of flooding.
Landscape assessment	
Green Infrastructure	There are no GI or open space assets within the site. It is however adjacent to allotments on Buckfast Way, which link with recreational open space to the south. This development could incorporate open spaces which link with these areas.
Historic Environment	The site is does not contain, nor does it have an impact on the setting of a heritage asset.
Nature conservation	There are no identified nature conservation interests within the site.
Air quality/contamination	The site is not within an Air Quality Management Area.
Community facilities	The site is less than a 10 minute walk from the District Centre of West Bridgford. The centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks. There is a small parade of shops adjacent to the site on Abbey Road.
Highways and accesss	Suitable access could be provided from either, access off of Buckfast Way may distribute traffic better.
Accessibility	The site is within the main urban area, close to the centre of West Bridgford where there are numerous community facilities and shops and services. The Green Line 6 service follows Gordon Road and Stamford Road and is a short walk away. This service runs every 15 minutes to Nottingham and Gamston Morrisons.
Other issues	Potential contamination issues from nature of use
Agricultural land	Land is classified as 'urban', no loss of agricultural land if redeveloped.
Deliverability	Under construction.

Site reference	**SHLAA/WBR/001**	**Site name**	**Central Works Depot** **Central Works Depot, Abbey Road**

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	11 homes under construction, 10 still to start

West Bridgford

Site reference SHLAA/WBR/002 **Site name** Timber Windows of Nottingham Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/02069/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary First floor change of use from office to 2no. apartments. Loft conversion to create 1no. apartment. Rear flat roof dormer, front pitched roof dormers to and pitched roof over stairs to be built on remaining part of the roof. Bike store in courtyard.

West Bridgford

Site reference SHLAA/WBR/003 **Site name** 3 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/01913/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/004 **Site name** Land Between Lady Bay Bridge/Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	48	Density (dwellings/hectare)	275	Brownfield	
Site source	Planning Application	Planning reference	16/01118/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Main built up area	
Number of dwellings remaining	48	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is within Flood Zone 2. The site is at a low risk of surface water flooding.
Landscape assessment	
Green Infrastructure	There are no GI/open space assets within the site. Limited potential to link into existing GI - canal, river and recreation ground.
Historic Environment	The site is does not contain, nor does it have an impact on the setting of a heritage asset.
Nature conservation	There are no identified nature conservation assets within the site. Biodiversity Statement indicates low ecological quality. Grantham Canal LWS is located 66m north of the site. This site is unlikely to be adversely affected however.
Air quality/contamination	Site is within the Air Quality Management Area along Radcliffe Road/Lady Bay Bridge.
Community facilities	The site is less than a 10 minute walk from the District Centre of West Bridgford. The centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks. There is also a parade of shops on Radcliffe Road and Nottinghamshire Sports Ground in close proximity to the site.
Highways and accesss	No significant concerns, development would have to provide adequate vehicle and cycle parking.
Accessibility	The site is within the main urban area of Nottingham, and well served by public transport services into Nottingham and out towards Bingham, Balderton, Newark, Lady Bay and Gamston.
Other issues	
Agricultural land	Land is classified as 'urban'.
Deliverability	Under construction with three storeys half built. Site stalled for some time, so cautious approach to delivery.

Suitability	Suitable	Availability	Available 6-10 years	Achievability	Achievable 6-10 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 6-10 Years		

Site reference	SHLAA/WBR/004	Site name	Land Between Lady Bay Bridge/Radcliffe Road

Overall summary	Under construction with three storeys half built. Site stalled for some time, so cautious approach to delivery.

West Bridgford

Site reference SHLAA/WBR/005 **Site name** Land South of 64 and 66 Valley Road

Parish/town	West Bridgford	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00689/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission granted for minor residential development.

West Bridgford

Site reference SHLAA/WBR/007 **Site name** 12-14 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02052/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	9	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

West Bridgford

Site reference SHLAA/WBR/008 **Site name** City Ground and surrounding car park

Parish/town	West Bridgford	Site area (hectares)	5.4	Brownfield or greenfield	
Dwelling capacity	170	Density (dwellings/hectare)	46	Brownfield	
Site source	Developer/Landowner Submission	Planning reference	19/02589/HYBRID	Type of site	
Allocated site reference		Status	Planning application under consideration	Main built up area	
Number of dwellings remaining	170	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	The site is in Flood Zones 2 and 3 and is at moderate risk from surface water flooding.
Landscape assessment	Although located within a prominent location adjacent to the Football Ground, Bridgford House (formally the Civic Centre) and Trent Bridge, the strength of character of the area is moderate. The features although regularly distributed are not strong enough to be distinctive or to give a highly unique sense of place except close to the river where the war memorial and river are distinctive features.
Green Infrastructure	Site is located within the River Trent GI corridor.
Historic Environment	No significant heritage issues.
Nature conservation	None identified.
Air quality/contamination	Site located within and adjacent to an Air Quality Management Area.
Community facilities	West Bridgford centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks.
Highways and accesss	Access achievable off Pavilion Road.
Accessibility	Site is located within walking distance of West Bridgford's centre and public transport links to the City Centre.
Other issues	Proximity of Football Stadium may create amenity issues.
Agricultural land	
Deliverability	Hybrid planning application submitted November 2019, with outline planning permission sought for 250 units. Not yet determined.

Suitability	Suitable	Availability	Available 6-10 years	Achievability	Achievable 6-10 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 6-10 Years		

Overall summary Hybrid planning application submitted November 2019, with outline planning permission sought for 170 units. Not determined by the end of

Site reference	SHLAA/WBR/008	Site name	City Ground and surrounding car park

March 2024 however resolution to grant planning permission subject to S106. As the residential development consists of apartments then delivery will take place within a short timescale, although may initially take some time to complete any apartment blocks themselves. It is considered that delivery will occur within the timespan of the SHLAA but not within the first five years.

West Bridgford

Site reference SHLAA/WBR/009 **Site name** Land off Wilford Lane, West Bridgford

Parish/town	West Bridgford	Site area (hectares)	1.9	Brownfield or greenfield	
Dwelling capacity	90	Density (dwellings/hectare)	40	Brownfield	
Site source	Planning Application	Planning reference	18/02920/HYBRID 21/03113/REM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	71	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	2 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

West Bridgford

Site reference SHLAA/WBR/010 **Site name** Numbers 11 to 13 Musters Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	19/02509/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Expired planning permission granted for minor residential development.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Expired planning permission for minor residential development.

West Bridgford

Site reference SHLAA/WBR/011 **Site name** 8 Bridgford Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/02060/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/012 **Site name** Unit 2A, 100 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	20/02002/PAO	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Expired prior approval for minor residential development.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Expired prior approval for minor residential development.

West Bridgford

Site reference SHLAA/WBR/014 **Site name** 82-84 Henry Road

Parish/town	West Bridgford	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	29	Brownfield	
Site source	Planning Application	Planning reference	22/00563/FUL 23/02285/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

West Bridgford

Site reference	SHLAA/WBR/015	Site name	254 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.64	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/01557/OUT	Type of site	
Allocated site reference		Status	Extant outline planning permission	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Planning permission for minor residential development.

West Bridgford

Site reference SHLAA/WBR/016 **Site name** Former Filling Station, 13-17 Radcliffe Road (Corner Of Pavilion Road)

Parish/town	West Bridgford	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)	60	Brownfield	
Site source	Planning Application	Planning reference	13/01936/FUL (lapsed) 21/02230/FUL (withdrawn)	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	The site is not located within the Green Belt.
Flood Risk	Site is located within Flood Zone 3 (benefiting from flood defences).
Landscape assessment	
Green Infrastructure	Site is located within the River Trent Strategic GI corridor.
Historic Environment	No historic interests identified.
Nature conservation	No nature conservation interests identified.
Air quality/contamination	Site is within AQMA - Lady bay/Radcliffe Road/Trent Bridge/Loughborough Road/Melton Road.
Community facilities	West Bridgford centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks.
Highways and accesss	
Accessibility	Site is located on bus routes that provide regular services into Nottingham and elsewhere within the Borough.
Other issues	
Agricultural land	
Deliverability	2013 permission for 6 flats lapsed. New application for 22 flats withdrawn. Permission is over 10 years old so considered not available or achievable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary 2013 permission for 6 flats lapsed. New application for 22 flats withdrawn. Permission is over 10 years old so considered not deliverable or

Site reference	SHLAA/WBR/016	Site name	Former Filling Station, 13-17 Radcliffe Road (Corner Of Pavilion Road)

developable.

West Bridgford

Site reference	SHLAA/WBR/017	Site name	Vicarage Green Garage Block

Parish/town	West Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	20	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/018 **Site name** Earlswood Drive Garage Block

Parish/town	West Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	80	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/019 **Site name** Earlswood Drive Garage Block 2

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	100	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	3	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/020 **Site name** Earlswood Drive Garage Block 3

Parish/town	West Bridgford	Site area (hectares)		Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)		Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	3	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/021 **Site name** Sharphill Road Garage Block

Parish/town	West Bridgford	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	50	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/022 **Site name** Valley Gardens Garage Block

Parish/town	West Bridgford	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	66	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/023 **Site name** Corner of Canberra Crescent and Stanhome Square

Parish/town	West Bridgford	Site area (hectares)	0.10	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01437/FUL	Type of site	
Allocated site reference		Status	Under Construction - infrastructure commenced but construction activity ceased	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

West Bridgford

Site reference SHLAA/WBR/024 **Site name** Nearsby Drive Garage Block 1

Parish/town	West Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	50	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/025 **Site name** Nearsby Drive Garage Block 2

Parish/town	West Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	50	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/026 **Site name** Waltham Close Garage Block

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	66	Brownfield	
Site source	Site Survey	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

Suitability	Could be suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Potential garage block redevelopment, which, as with other blocks in the Borough, may come forward in the future for affordable housing.

West Bridgford

Site reference SHLAA/WBR/027 **Site name** Richmand House, 88-90 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/01075/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	9	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Permission expired

West Bridgford

Site reference SHLAA/WBR/028 **Site name** Wilford Lane Garage, 140 Wilford Lane

Parish/town	West Bridgford	Site area (hectares)		Brownfield or greenfield	
Dwelling capacity	13	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	03/01403/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	13	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/029 **Site name** Adj 22 Beech Close

Parish/town	West Bridgford	Site area (hectares)	0.13	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	30	Greenfield	
Site source	Planning Application	Planning reference	14/00148/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

West Bridgford

Site reference SHLAA/WBR/030 **Site name** 24 Rectory Road

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01944/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Change of use of office (use E) to 1no. residential dwelling (use C3)

West Bridgford

Site reference	SHLAA/WBR/031	Site name	181 Loughborough Road

Parish/town	West Bridgford	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	14	Brownfield	
Site source	Planning Application	Planning reference	04/00904/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/032 **Site name** 26 Wilford Lane

Parish/town	West Bridgford	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)	60	Brownfield	
Site source	Planning Application	Planning reference	21/02884/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/033 **Site name** Coach House, 252 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	2.5	Brownfield	
Site source	Planning Application	Planning reference	05/00376/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/034 **Site name** Land West Of Leverton Court, Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)	60	Brownfield	
Site source	Planning Application	Planning reference	07/01287/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/035 **Site name** Holme Lodge, Cheshire Home, 1 Julian Road

Parish/town	West Bridgford	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	21	Density (dwellings/hectare)	105	Brownfield	
Site source	Planning Application	Planning reference	05/00926/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	21	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/037 **Site name** R/O 7-9 Rushworth Avenue

Parish/town	West Bridgford	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	22	Brownfield	
Site source	Planning Application	Planning reference	05/00089/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/038 **Site name** R/O 108 Loughborough Road

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Greenfield	
Site source	Planning Application	Planning reference	03/00690/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/039 **Site name** 181A Loughborough Road

Parish/town	West Bridgford	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	100	Brownfield	
Site source	Planning Application	Planning reference	03/00921/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/040 **Site name** 2-6 Central Avenue

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	33	Brownfield	
Site source	Planning Application	Planning reference	06/00704/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/041 **Site name** 5 Cropston Close

Parish/town	West Bridgford	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	16	Brownfield	
Site source	Planning Application	Planning reference	10/00202/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/043 **Site name** Byron House 21 - 23 Rectory Road

Parish/town	West Bridgford	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	113	Brownfield	
Site source	Planning Application	Planning reference	05/01638/OUT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over 10 years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/044 **Site name** 68 Bridgford Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Brownfield	
Site source	Planning Application	Planning reference	22/00644/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/046 **Site name** Wishing Well Day Nursery, 2 Oakfields Road

Parish/town	West Bridgford	Site area (hectares)	0.11	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	82	Brownfield	
Site source	Planning Application	Planning reference	22/01046/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	9	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/047 **Site name** Land at Melton Road, Edwalton

Parish/town	West Bridgford	Site area (hectares)	79	Brownfield or greenfield	
Dwelling capacity	1850	Density (dwellings/hectare)	22	Greenfield	
Site source	Housing Allocation	Planning reference	Numerous	Type of site	
Allocated site reference		Status	Under Construction - over 75% of dwellings completed	Urban extension	
Number of dwellings remaining	342	Source of number of dwellings	Local Plan	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	There are a number of phases ongoing. There will be 2 phases building out consecutively for the remaining duration of the development. Two small areas of land remain without planning permission, although one area has a planning application under consideration for 23 dwellings. It is assumed that the 23 dwellings will come forward within year 6 and the remaining 30 dwellings within year 11.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	11 Years	Delivery	5 Year Tranche - 0-5 Years		

Overall summary There are currently 3 phases being built out simultaneously on site which are anticipated to be complete within the next 5 years. A 77

dwelling older peoples facility is anticipated to be complete within the next 2 years. Two further parcels of land in the SUE may foreseeably come forward. 1 adjacent to the A52 and Wheatcroft business park for 16 homes anticipated in year 6 ref. 23/02069/OUT and another parcel to the east of Melton Road anticipated towards the end of the shlaa period

West Bridgford

Site reference SHLAA/WBR/048 **Site name** Land South Of 229 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.95	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)	30	Greenfield	
Site source	Planning Application	Planning reference	21/02906/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Urban extension	
Number of dwellings remaining	7	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary 1 completed, 7 u/c

West Bridgford

Site reference SHLAA/WBR/049 **Site name** West of Sharphill

Parish/town	West Bridgford	Site area (hectares)	34	Brownfield or greenfield	
Dwelling capacity	300	Density (dwellings/hectare)	8.8	Greenfield	
Site source	Urban Extension	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	300	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is within North of A52 Strategic Green Belt Area, as identified in the Green Belt Review 2022. It scored 11. Having regard to the strategic allocation at Edwalton, the area has more than one boundary to the urban edge. Whilst the area is contained by the A52 Ring Road, it spills over a prominent ridgeline. Development of this area at its maximum extent would effectively close the gap between West Bridgford and the area of low density housing at Ruddington that is not inset from the green belt. Predominantly agricultural in use. Whilst the cemetery is located within this area, its use is not inappropriate development within the green belt.
Flood Risk	Flood Zone 1. Minor areas of the site identified as being at risk from low to medium surface water flood risk.
Landscape assessment	SN03 Mickleborough Fringe - the overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is weak. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character (LCA 2009). Very prominent site with steep slopes on the both north and south sides of the site, peaking at the ridgeline that runs between Sharphill and Wilford Hill. The site is visible from a very wide area and from large parts of the site offers considerable long distance views.
Green Infrastructure	Site is located within the Edwalton/Sharphill Green Infrastructure Corridor, as identified within the RBC Local Plan. This corridor is also identified in the GNGBI Strategy. Submitted plans identify extension of community park between the proposed retirement village and West Bridgford.
Historic Environment	No constraints.
Nature conservation	SINCs, RIGS present on site. Sharphill Wood adjacent to site which is both a LWS and a Local Nature Reserve. The cumulative impact of any further development in addition to the area already granted planning permission would have to be assessed.
Air quality/contamination	Site is not within a AQMA
Community facilities	Site is on the edge of West Bridgford and the Edwalton Strategic Allocation. The allocation comprises a small local centre with shops, fast food outlets and a food store. West Bridgford centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks.

Site reference	SHLAA/WBR/049	Site name	West of Sharphill

Highways and accesss	Access could be achieved through the neighbouring SUE.
Accessibility	The site is not presently connected by walking, cycling or public transport, as no footways are provided through Wheatcroft business park or along Landmere Lane.
Other issues	
Agricultural land	Approximately 50% of site is Grade 2 and 40-50% Grade 3. The site contains best and most versatile agricultural land, which is not an absolute barrier to delivery. However the issue of releasing BMV land for development would need to be considered alongside other sustainability considerations.
Deliverability	As the site has been actively promoted throughout the recent LP2 plan making process and emerging Greater Nottingham Strategic Plan, the site is available. It would however only be deliverable or developable if the GB policy constraint is removed.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary	Site has been promoted through LP2 process as a retirement village, Growth Options Study and Strategic Plan Growth Options Consultation. Landowner considers the site could accommodate 250-300 dwellings, plus significant areas of open space.

West Bridgford

Site reference SHLAA/WBR/051 **Site name** Land north west of 42 Wilford Lane

Parish/town	West Bridgford	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01251/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Erection of 1no. Dwelling

West Bridgford

Site reference SHLAA/WBR/052 **Site name** Garages west of Valley Road

Parish/town	West Bridgford	Site area (hectares)	0.17	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	24	Brownfield	
Site source	Planning Application	Planning reference	20/01312/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted for minor residential development. Expired during monitoring period

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission granted for minor residential development. Expired during monitoring period

West Bridgford

Site reference SHLAA/WBR/053 **Site name** 86 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00964/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Change of use from offices to use as a dwelling house, specifically HMO with 7 bedrooms.

West Bridgford

Site reference SHLAA/WBR/054 **Site name** Trent Bridge Buildings

Parish/town	West Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	100	Brownfield	
Site source	Planning Application	Planning reference	08/00289/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission over ten years. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over ten years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/055 **Site name** 66 Mona Road

Parish/town	West Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	40	Brownfield	
Site source	Planning Application	Planning reference	08/02080/OUT; 09/01326/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired over ten years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired over ten years ago. Considered non deliverable and non developable.

West Bridgford

Site reference SHLAA/WBR/057 **Site name** 48-50 Bridgford Road

Parish/town	West Bridgford	Site area (hectares)	0.05	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00767/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development

West Bridgford

Site reference SHLAA/WBR/058 **Site name** 99 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01369/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Single storey dwelling with ramp/step access and part dwarf wall and fencing to front and side boundary

West Bridgford

Site reference SHLAA/WBR/059 **Site name** 43-45 Loughborough Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	17	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/01132/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings		Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission granted, Expected on-site 2025-2026

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission granted, Expected on-site 2025-2026

West Bridgford

Site reference SHLAA/WBR/062 **Site name** 1 Hilton Crescent West Bridgford

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Brownfield	
Site source	Planning Application	Planning reference	12/01335/FUL 13/02342/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

West Bridgford

Site reference SHLAA/WBR/063 **Site name** Former Faith in Families Offices, 5-11 Colwick Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/02286/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	9	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

West Bridgford

Site reference SHLAA/WBR/064 **Site name** Numbers 49 to 55, Trent Boulevard

Parish/town	West Bridgford	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/00910/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	8	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

West Bridgford

Site reference SHLAA/WBR/065 **Site name** 27 - 29 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)		Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	13/00003/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Planning permission has since been granted for change of use of second floor to Gym. Non deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired. Planning permission has since been granted for change of use of second floor to Gym. Non deliverable or developable.

West Bridgford

Site reference SHLAA/WBR/066 **Site name** Silver Birches, 234 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	23/01265/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development.

West Bridgford

Site reference SHLAA/WBR/075 **Site name** 46 Adbolton Grove

Parish/town	West Bridgford	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	5	Brownfield	
Site source	Planning Application	Planning reference	14/01300/HYBRID	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission expired. Permission is over 10 years old so considered not deliverable or developable.

West Bridgford

Site reference SHLAA/WBR/076 **Site name** 102 Mona Road

Parish/town	West Bridgford	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	30	Greenfield	
Site source	Planning Application	Planning reference	14/01031/FUL	Type of site	
Allocated site reference		Status	Under Construction - over 25% of dwellings completed	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Two dwellings completed and one under construction. Development has stalled so cautious approach to delivery for the remaining 1 dwelling.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable 6-10 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 6-10 Years		

Overall summary One dwelling completed and two under construction. Development has stalled so cautious approach to delivery for the remaining 2 dwellings.

West Bridgford

Site reference SHLAA/WBR/078 **Site name** Cowans, 41 Abbey Road

Parish/town	West Bridgford	Site area (hectares)	0.01	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	200	Brownfield	
Site source	Planning Application	Planning reference	17/00343/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction confirmed 24/00420/VAR

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction confirmed 24/00420/VAR

West Bridgford

Site reference SHLAA/WBR/103 **Site name** Land adjacent to Nottingham Knight Roundabout

Parish/town	West Bridgford	Site area (hectares)	3.44	Brownfield or greenfield	
Dwelling capacity	70	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	Site is located within the Green Belt, adjacent to the PUA. Green Belt Review Part 1 identifies the land as being of low-medium Green Belt importance.
Flood Risk	EA Maps suggest area at no risk from flooding from rivers or watercourses.
Landscape assessment	SN03: Mickleborough Fringe - SN03: Mickleborough Fringe. The overall landscape strategy is 'Enhance and Restore'. The landscape condition is moderate. The character strength of the area is weak. Whilst the hills are distinctive features, other features are less distinctive with varied urban uses and pressures exerting a strong influence on the character. Small changes in land use could have a significant effect on landscape character (LCA 2009).
Green Infrastructure	Site is located within the Edwalton/Sharphill Wood /Ruddington GI Corridor where habitat protection, creation and enhancement (woodland and grassland) and the improvement of pedestrian and cycle connectivity between Edwalton/West Bridgford and Ruddington are key objectives.
Historic Environment	No constraints.
Nature conservation	Site is adjacent to Wilford Hill LWS 'a mature deciduous woodland with a notable flora.'
Air quality/contamination	Site is not within AQMA
Community facilities	Site is on the edge of West Bridgford. West Bridgford centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks.
Highways and accesss	Access would either be required directly from the A52 or from the A60 Loughborough Road. Direct access onto the A52 at Nottingham Knight Roundabout would likely be objected to from the HA. The alternate route from the A60 would be longer and require the removal of a large number of tress from the Wilford Hill wood, which is a LWS.
Accessibility	Buses stop nearby that run regularly between Nottingham and Ruddington. Footpaths along the roads lead into the Centre of West Bridgford.

Site reference	SHLAA/WBR/103	Site name	Land adjacent to Nottingham Knight Roundabout

Other issues	
Agricultural land	Grade 3
Deliverability	Site is within the Green Belt and requires significant access infrastructure, either off Loughborough Road (through woodland) or through improvements/remodelling of Nottingham Knights Roundabout. Site is currently not deliverable or developable.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

The site lies adjacent to the main urban area of West Bridgford in the Green Belt and is in agricultural use. It is bordered to the west by residential development, with woodland and a cemetery to the north and the A52 directly to the south. Fundamental constraint relates to access which would either be required directly from the A52 or from the A60 Loughborough Road. Direct access onto the A52 would likely be objected to from the HA. The alternate route from the A60 would be longer and require the removal of a large number of tress from the Wilford Hill wood, which is a LWS. The impact of a new road through the LWS would clearly have a detrimental impact on this. Due to these obvious difficulties surrounding the access, unless the enquirer can show that access is feasible, the site cannot in our view be judged as developable.

West Bridgford

Site reference SHLAA/WBR/111 **Site name** John Germans Drovers, 37 Gordon Road

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	450	Brownfield	
Site source	Planning Application	Planning reference	16/02908/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	The owners have chosen to renovate rather than replace. Non deliverable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary The owners have chosen to renovate rather than replace. Non deliverable.

West Bridgford

Site reference SHLAA/WBR/120 **Site name** Coach House, 108 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	19/01953/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development expired

West Bridgford

Site reference SHLAA/WBR/121 **Site name** 108 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	16/00188/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development expired

West Bridgford

Site reference SHLAA/WBR/122 **Site name** Land to South of 20 Bruce Drive

Parish/town	West Bridgford	Site area (hectares)	0.22	Brownfield or greenfield	
Dwelling capacity	22	Density (dwellings/hectare)	108	Greenfield	
Site source	Planning Application	Planning reference	22/01487/OUT 23/01293/REM	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	22	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Reserved matters granted for 22 dwellings in March 2024. Deliverable within the next 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Reserved matters granted for 22 dwellings in March 2024. Deliverable within the next 5 years.

West Bridgford

Site reference SHLAA/WBR/124 **Site name** 134A Trent Boulevard

Parish/town	West Bridgford	Site area (hectares)	0.09	Brownfield or greenfield	
Dwelling capacity	10	Density (dwellings/hectare)	100	Brownfield	
Site source	Planning Application	Planning reference	18/00856/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	10	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected

West Bridgford

Site reference SHLAA/WBR/128 **Site name** Caretakers Bungalow, 132 Greythorn Drive

Parish/town	West Bridgford	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	3	Density (dwellings/hectare)	50	Brownfield	
Site source	Planning Application	Planning reference	17/01835/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	3	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

West Bridgford

Site reference SHLAA/WBR/137 **Site name** 100 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	130	Brownfield	
Site source	Planning Application	Planning reference	17/02880/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected. Partial supersede by SHLAA/WBR/012

West Bridgford

Site reference SHLAA/WBR/139 **Site name** 85 Chaworth Road

Parish/town	West Bridgford	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	5	Density (dwellings/hectare)	14	Brownfield	
Site source	Planning Application	Planning reference	18/00019/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	5	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

West Bridgford

Site reference SHLAA/WBR/146 **Site name** Edwalton Golf Course

Parish/town	West Bridgford	Site area (hectares)	44	Brownfield or greenfield	
Dwelling capacity	740	Density (dwellings/hectare)	17	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Urban extension	
Number of dwellings remaining	740	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the green belt but is identified as safeguarded land.
Flood Risk	Flood zone 1.
Landscape assessment	Located within the A52, this site was not assessed within the Greater Nottingham LCA.
Green Infrastructure	Rights of way should be preserved and form GI corridors that link to the wider countryside. Golf course comprises a significant part of a GI corridor along the A52.
Historic Environment	Edwalton Conservation Area located adjacent to the site. Church of the Holy Rood is Grade II* listed and located adjacent to the site. Ridge and furrow embankment adjacent to Holy Rood Church. Open 'semi-natural' setting of Holy Rood Church, when viewed from the south would be significantly affected.
Nature conservation	The golf course is likely to contain areas of priority habitat - grassland, scrub, woodland.
Air quality/contamination	Site is not within a AQMA. Small area of made ground identified as area of potentially contaminated land alongside the A52.
Community facilities	Site is on the edge of West Bridgford and opposite the Edwalton Strategic Allocation. The allocation comprises a small local centre with shops, fast food outlets and a food store. West Bridgford centre contains community facilities (library, police station, community centre, post office) and a wide range of shops and banks.
Highways and accesss	Access is likely to be achieved of Lytham Drive and potentially off Wellin Lane. Confirmation required from NCC.
Accessibility	Rights of way crosses the site linking to the wider network beyond the A52 (Tollerton). Site is within walking distance of the number 5 bus service, which runs half hourly between Edwalton and Nottingham during the day.
Other issues	
Agricultural land	Grade 2 and Grade 3, although not in agricultural use.
Deliverability	Site is owned by Rushcliffe Borough Council. However it is currently in use as a Golf Course. The site is submitted as a potential growth

Site reference	SHLAA/WBR/146	Site name	Edwalton Golf Course

option and will be assessed in the Growth Options Study, which will be published in 2020. Delivery is unknown.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years		

Overall summary Site is owned by Rushcliffe Borough Council. However it is currently in use as a Golf Course. The site is submitted as a potential growth option and considers the site to be potentially suitable for growth.

West Bridgford

Site reference SHLAA/WBR/147 **Site name** Index Computer Supplies 56 Radcliffe Road

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	6	Density (dwellings/hectare)	200	Brownfield	
Site source	Planning Application	Planning reference	18/02583/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	6	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired and still in office use

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired and still in office use

West Bridgford

Site reference SHLAA/WBR/149 **Site name** 245 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	8	Brownfield	
Site source	Planning Application	Planning reference	19/01246/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

West Bridgford

Site reference SHLAA/WBR/151 **Site name** Flat 1 37 Fox Road

Parish/town	West Bridgford	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	19/01489/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired. Whilst site is suitable, delivery before years 11-15 cannot be expected.

West Bridgford

Site reference SHLAA/WBR/152 **Site name** East of 20 Devonshire Road

Parish/town	West Bridgford	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	17	Greenfield	
Site source	Planning Application	Planning reference	24/00412/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within five years.

West Bridgford

Site reference SHLAA/WBR/161 **Site name** 151 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.16	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)	13	Brownfield	
Site source	Planning Application	Planning reference	20/02681/FUL 22/02149/VAR	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

West Bridgford

Site reference SHLAA/WBR/162 **Site name** Rear of 27 Millicent Road

Parish/town	West Bridgford	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	4	Density (dwellings/hectare)	100	Brownfield	
Site source	Planning Application	Planning reference	20/03052/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	4	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Permission expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Permission expired. Not deliverable within 5 years

West Bridgford

Site reference SHLAA/WBR/163 **Site name** 107 Trent Boulevard

Parish/town	West Bridgford	Site area (hectares)	0.03	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	21/01701/PAM	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within five years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

West Bridgford

Site reference SHLAA/WBR/164 **Site name** Annex at 100 Loughborough Road

Parish/town	West Bridgford	Site area (hectares)	0.02	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	50	Brownfield	
Site source	Planning Application	Planning reference	21/02392/FUL 22/01625/NMA	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	permission expired Not deliverable within five years

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary permission expired

West Bridgford

Site reference SHLAA/WBR/166 **Site name** 4 Elm Tree Avenue

Parish/town	West Bridgford	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	8	Brownfield	
Site source	Planning Application	Planning reference	22/01545/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

West Bridgford

Site reference SHLAA/WBR/168 **Site name** 274 Melton Road

Parish/town	West Bridgford	Site area (hectares)	0.59	Brownfield or greenfield	
Dwelling capacity	9	Density (dwellings/hectare)	15	Greenfield	
Site source	Planning Application	Planning reference	22/01106/OUT 25/00827/REM	Type of site	
Allocated site reference		Status	Extant outline planning permission	Main built up area	
Number of dwellings remaining	9	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Whatton in the Vale

Site reference SHLAA/WHA/001 **Site name** Land either side of Dark Lane

Parish/town	Whatton in the Vale	Site area (hectares)	10.5	Brownfield or greenfield	
Dwelling capacity	125	Density (dwellings/hectare)	12	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	The site is not located within the Green Belt.
Flood Risk	Half the site is Flood zone 3 (1 in 100 years) and also at low risk of surface water flooding.
Landscape assessment	Aggregate LVIA score: 66/100. The site comprises a series of arable and pastoral fields on the south-western edge of the small village of Whatton-in-the-Vale and includes part of the Whatton-in-the-Vale Conservation Area. The site has been noted within the Townscape Appraisal of the conservation area as positive open space and part of the conservation area setting. There is a medium landscape value within the study area, which is contributed to by the good levels of maintenance across the study area and the high degree of conservation interests including a scheduled monument. The susceptibility of the landscape to development of the site is medium; development of the site would result in loss of part of the conservation area and land assessed as positive open space in the Townscape Appraisal. Overall, the landscape sensitivity is medium. In terms of visual amenity, there is a medium visual value. This is attributed to in part by the conservation area and its setting, as well as the recreational value that the site offers. The site forms part of the visual amenity for both recreational and residential receptors and overall has a medium visual susceptibility. The visual sensitivity is medium.
Green Infrastructure	The River Smite and neighbouring land should be protected and enhanced as a Green Corridor, which would provide biodiversity, recreational and flood alleviation benefits. Development should not adversely affect the openness of the site as recognised in the Townscape Appraisal should be preserved.
Historic Environment	Land north of Dark Lane is within Whatton's Conservation Area. The Townscape Appraisal identifies the site as a Positive Open Space with important views from the Conservation Area across open countryside. Development of this site would directly effect the Conservation Area and its setting.
Nature conservation	River Smite Local Wildlife Site (LWS) is adjacent to the site. Avoidance measures, including buffer, are required to prevent adverse affects, including diffuse water pollution. Site is bounded by and contains hedgerows in a variety of conditions. It also contains areas of pasture which may contain locally important neutral grassland species. The Biodiversity Opportunity Mapping Report identifies the site as being located within an area where grassland should be created around Whatton and Aslockton to connect grasslands in the long term. Whilst development would prevent this opportunity being realised, it could facilitate improvements (quality and connectivity) within remaining areas. Hedgerow quality and connectivity should be preserved and enhanced in accordance with Wider Landscape

Site reference	SHLAA/WHA/001	Site name	Land either side of Dark Lane

	objectives within Biodiversity Opportunity Mapping Report. Adverse effects on designated and non-designated nature conservation assets should be avoided, mitigated or as a last resort compensated.
Air quality/contamination	Site is not within an AQMA.
Community facilities	The Jubilee Hall is the only community facility within Whatton. There are no shops or other services.
Highways and accesss	Highly questionable from sustainability standpoint. Poor transport links and lack of facilities in village mean limited scope for none car based journeys. Dark Lane is unsuitable for access. Trees on Old Grantham Road are likely to impact on visibility, hence providing access from this Road may also prove problematical.
Accessibility	Site is within a 5 minute walk of bus stops on Dark Lane and Old Grantham Road. These stops are served by an hourly service during the day to Bingham and the surrounding villages, with no service during the evenings or on a Sunday.
Other issues	Due to the flooding , access and conservation area constraints the 2016 SHLAA determines the site is non deliverable/developable.
Agricultural land	The majority of the site is Grade 3 agricultural land, with part of the site at the south classified as Grade 2 (BMV).
Deliverability	Site includes significant area of land within flood zone 3. Sequential test and subsequent exception test is likely to restrict the extent of development on the site. These areas are also in close proximity to the LWS. Notwithstanding these constraints. Landowner believes the site is deliverable within 5 years.

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary

Whatton is not identified as a Key Settlement within the adopted Core Strategy. As Whatton has limited services and facilities the village has not been identified in the LAPP as an other village where additional housing development could occur. The site itself is constrained by flood risk issues (half the site is within Flood zone 3), heritage assets (impacts on setting of Conservation Area), agricultural land quality (2/3 Grade 2), biodiversity assets (proximity to River Smite LWS), landscape sensitivity (medium landscape and visual sensitivity) and accessibility constraints (limited public transport and visibility constraints on Old Grantham Road). Furthermore the recent appeal decisions within the adjoining settlement of Aslockton have supported the Council's position that further housing in villages with limited services should be prevented.

Whatton in the Vale

Site reference SHLAA/WHA/003 **Site name** Little Orchard, Main Street

Parish/town	Whatton in the Vale		Site area (hectares)	0.4	Brownfield or greenfield
Dwelling capacity	3		Density (dwellings/hectare)		Brownfield
Site source	Planning Application	Planning reference	05/01121/FUL		Type of site
Allocated site reference		Status	Planning Permission for Residential Expired		Within other village
Number of dwellings remaining	3	Source of number of dwellings	Planning Application		Site on Brownfield Register ☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission has expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission has expired over 10 years ago. Considered non deliverable and non developable.

Whatton in the Vale

Site reference SHLAA/WHA/005 **Site name** Land south east of Coney Lane

Parish/town	Whatton in the Vale	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	21/01894/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Whatton in the Vale

Site reference SHLAA/WHA/006 **Site name** Land off Main Street / Old Grantham Road

Parish/town	Whatton in the Vale	Site area (hectares)	20	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)	20	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Details obtained through external Site Submission	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	Site is a paddock
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	As the site is a 'positive open space' as identified in the Townscape Appraisal of Whatton's Conservation Area. Site is therefore considered non deliverable or developable.

Suitability	Not suitable	Availability	Available 11 - 15 years	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary As the site is a 'positive open space' as identified in the Townscape Appraisal of Whatton's Conservation Area. Site is therefore considered

Site reference	SHLAA/WHA/006	Site name	Land off Main Street / Old Grantham Road

non deliverable or developable.

Whatton in the Vale

Site reference SHLAA/WHA/008 **Site name** Land off Old Grantham Road

Parish/town	Whatton in the Vale	Site area (hectares)	0.68	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	1	Greenfield	
Site source	Planning Application	Planning reference	17/01408/FUL	Type of site	
Allocated site reference		Status	Previously refused planning permission	Adjoining other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning application dismissed on appeal

Suitability	Not suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission dismissed on appeal for a dwelling. Site considered undeliverable on this basis

Whatton in the Vale

Site reference SHLAA/WHA/010 **Site name** Land North of Old Grantham Road

Parish/town	Whatton in the Vale	Site area (hectares)	9	Brownfield or greenfield	
Dwelling capacity	200	Density (dwellings/hectare)	23	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	200	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	The edges of the site are at risk of flooding from watercourses and from surface water.
Landscape assessment	SN06 – Aslockton Village Farmlands. The overall landscape strategy is 'Conserve and Enhance'. The landscape condition is moderate. The character strength is strong. The area has a relatively uniform character of arable fields, linear blocks and clumps of woodland and small distinctive rural villages (LCA 2009).
Green Infrastructure	As the site is in intensive farming use there is potentially an opportunity to improve biodiversity within the site.
Historic Environment	No designated or non designated heritage assets within the site. Conservation area close to but not adjoining the site.
Nature conservation	The River Smite LWS is located to the south of Grantham Road. The site is in intensive use for agriculture, however hedgerows surround the site
Air quality/contamination	The site is not within or within proximity of and Air Quality Management Area
Community facilities	The Jubilee Hall is the only community facility within Whatton. There are no shops or other services.
Highways and accesss	Access may have to be achieved off Old Grantham Road. Potential access points trough adjacent estate to the east.
Accessibility	Site is within a 5 minute walk of bus stops on Dark Lane and Old Grantham Road. These stops are served by an hourly service during the day to Bingham and the surrounding villages, with no service during the evenings or on a Sunday.
Other issues	
Agricultural land	Grade 3
Deliverability	The site is being promoted through land promotion company. They have provided a number of examples in terms of sites gaining outline planning permission and the commencement of development.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/WHA/010	Site name	Land North of Old Grantham Road

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary	Whilst there are few technical and physical constraints highlighted by the assessment. Whatton is not identified as a Key Settlement within the adopted Core Strategy. As Whatton has limited services and facilities the village has not been identified in the LAPP as an other village where additional housing development could occur.

Widmerpool

Site reference SHLAA/WID/001 **Site name** Land East Of The Coach House, Old Hall Drive

Parish/town	Widmerpool	Site area (hectares)	0.08	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	13	Greenfield	
Site source	Planning Application	Planning reference	12/01441/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	0	Source of number of dwellings	Planning Application	Site on Brownfield Register ☐	

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Although development has commenced with the digging of a trench, no further works have taken place for years. Planning permission is over 10 years old so site is considered non deliverable and developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Although development has commenced with the digging of a trench, no further works have taken place for years. Planning permission is over 10 years old so site is considered non deliverable and developable.

Widmerpool

Site reference SHLAA/WID/006 **Site name** Pinewood Lodge Melton Road

Parish/town	Widmerpool	Site area (hectares)	00	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	20/01226/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Main built up area	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Widmerpool

Site reference SHLAA/WID/060 **Site name** Smithy Farm, Main Street

Parish/town	Widmerpool	Site area (hectares)	0.20	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Brownfield	
Site source	Planning Application	Planning reference	24/00572/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development

Willoughby-on-the-Wolds

Site reference	SHLAA/WIL/001	Site name	Holmefield Cottage, London Road

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0.12	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	8	Greenfield	
Site source	Planning Application	Planning reference	20/02748/FUL 22/01771/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Adjoining other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary	Under construction.

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/002 **Site name** Land North East Hollydene House, Westhorpe

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0.07	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	14	Greenfield	
Site source	Planning Application	Planning reference	13/01567/EXT	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission has expired over 10 years ago. Considered non deliverable and non developable.

Suitability	Suitable	Availability	Not available	Achievability	Not Achievable
Delivery Period	N/A	Delivery	Non Deliverable or Developable		

Overall summary Planning permission has expired over 10 years ago. Considered non deliverable and non developable.

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/003 **Site name** Land north of Back Lane

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/00011/FUL 23/01845/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/004 **Site name** Mill Lane

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	23/00178/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Deliverable within 5 years.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Deliverable within 5 years.

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/005 **Site name** The Bungalow Chapel Lane

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	.16	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	22/00256/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/006 **Site name** Woodlands, Westhorpe

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0.22	Brownfield or greenfield	
Dwelling capacity	2	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	23/00181/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	2	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Under construction

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Planning permission for minor residential development. Under construction

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/009 **Site name** Land North of Old Hall Farm

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0.04	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	25	Greenfield	
Site source	Planning Application	Planning reference	20/02471/FUL	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development. Not deliverable within five years.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 Year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development. Expired during monitoring period

Willoughby-on-the-Wolds

Site reference SHLAA/WIL/011 **Site name** Land east of Good Acre Close

Parish/town	Willoughby-on-the-Wolds	Site area (hectares)	0.06	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	17	Brownfield	
Site source	Planning Application	Planning reference	19/00253/FUL	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☑

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission for minor residential development expired

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission for minor residential development expired

Wysall and Thorpe-in-the-Glebe

Site reference SHLAA/WYS/001 **Site name** The Chestnuts, Costock Road

Parish/town	Wysall and Thorpe-in-the-Glebe	Site area (hectares)	0.2	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)	0	Greenfield	
Site source	Planning Application	Planning reference	22/01845/FUL	Type of site	
Allocated site reference		Status	Under Construction - less than 25% of dwellings or no completions	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Under construction.

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Under construction.

Wysall and Thorpe-in-the-Glebe

Site reference SHLAA/WYS/002 **Site name** Wynhill, Keyworth Road

Parish/town	Wysall and Thorpe-in-the-Glebe	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	1	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	17/02143/REM	Type of site	
Allocated site reference		Status	Planning Permission for Residential Expired	Within other village	
Number of dwellings remaining	1	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	Planning permission expired.

Suitability	Suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years
Delivery Period	1 year	Delivery	5 Year Tranche - 11 -15 Years		

Overall summary Planning permission expired.

Wysall and Thorpe-in-the-Glebe

Site reference SHLAA/WYS/004 **Site name** Adjacent to Southfields Farm, Wymeswold Road

Parish/town	Wysall and Thorpe-in-the-Glebe	Site area (hectares)	0.1	Brownfield or greenfield	
Dwelling capacity	15	Density (dwellings/hectare)	100	Greenfield	
Site source	Developer/Landowner Submission	Planning reference		Type of site	
Allocated site reference		Status	No formal allocation or no extant planning permission for residential development	Adjoining other village	
Number of dwellings remaining	15	Source of number of dwellings	Assumption made on best estimate	Site on Brownfield Register ☐	

Green Belt	The site is not located within the Green Belt.
Flood Risk	EA Maps suggest area at no risk from flooding from rivers or watercourses, low risk of surface flooding on the eastern part of the site.
Landscape assessment	NW03: Widmerpool Clay Wolds. The overall landscape strategy is 'Conserve'. The landscape condition is good. The character strength of the area is strong. The area has a strong intact rural character with arable and pasture farming and pockets of woodland key features. There is a minor amount of fragmentation where fields have expanded in the south and north of the area (LCA 2009).
Green Infrastructure	Greenfield space in agricultural use.
Historic Environment	Site is not located within but has an impact upon a designated Conservation Area. Archaeological Site identified adjacent to the north west of the site.
Nature conservation	No environmental constraints or designations, however there is woodland on site.
Air quality/contamination	Not within AQMA.
Community facilities	Wysall has limited local services. There is a pub, village hall and a church.
Highways and accesss	None identified.
Accessibility	There are limited facilities in the village. Many would need to use a car to access a wider range of facilities. There are no bus routes that serve the village. There is an on demand bus that can be accessed when needed using the Nottsbus On Demand App.
Other issues	Site is beyond the physical edge of the village within the countryside where development is restricted by Policy 22 of Local Plan Part 2.
Agricultural land	Grade 2 (Very good)
Deliverability	No current or previous planning application. Recent correspondence from the landowner confirms that the land is still available. SHLAA submission only.

Suitability	Could be suitable	Availability	Available 11 - 15 years	Achievability	Achievable 11 to 15 years

Site reference	SHLAA/WYS/004	Site name	Adjacent to Southfields Farm, Wymeswold Road

Delivery Period	N/A	Delivery	Could be suitable if policy changes 5+ years

Overall summary	Whilst there are no site specific constraints, it is located beyond the physical edge of the village within the countryside where development is restricted by Policy 22 of Local Plan Part 2. Recent correspondence from the landowner confirms that the land is still available.

Wysall and Thorpe-in-the-Glebe

Site reference SHLAA/WYS/061 **Site name** Lodge Farm, Bradmore Road

Parish/town	Wysall and Thorpe-in-the-Glebe	Site area (hectares)	0.35	Brownfield or greenfield	
Dwelling capacity	8	Density (dwellings/hectare)		Greenfield	
Site source	Planning Application	Planning reference	24/01542/PAQ	Type of site	
Allocated site reference		Status	Extant full planning permission, S106 agreed or not required	Freestanding	
Number of dwellings remaining	8	Source of number of dwellings	Planning Application	Site on Brownfield Register	☐

Green Belt	
Flood Risk	
Landscape assessment	
Green Infrastructure	
Historic Environment	
Nature conservation	
Air quality/contamination	
Community facilities	
Highways and accesss	
Accessibility	
Other issues	
Agricultural land	
Deliverability	

Suitability	Suitable	Availability	Available now - 1 to 5 years	Achievability	Achievable now 1 - 5 years
Delivery Period	1 year	Delivery	5 Year Tranche - 0-5 Years		

Overall summary Notification for Prior Approval for a proposed change of use of 3 no. existing agricultural buildings to 8 no. dwellinghouses (C3) and creation of domestic curtilages.