

Five Year Housing Land Supply Assessment 2018

July 2018

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Introduction

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2018 update.
- 2 The purpose of this assessment is to monitor and review the Council's housing supply against the housing requirement as required by the National Planning Policy Framework.
- 3 The assessment should be based on the current development plan which sets out the housing requirement. The current development plan consists of the following Plans; the Aligned Core Strategy and the Local Planning Document. The Aligned Core Strategy was adopted in September 2014 and allocates strategic sites for housing and other uses. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

Policy Context

- 4 The National Planning Policy Framework includes a requirement to have sufficient housing land available to accommodate a five year supply plus a buffer of either 5% or 20% depending upon past performance. Paragraph 47 states that planning authorities should:-
 - identify and update annually a supply of specific deliverable¹ sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land; and
 - identify a supply of specific, developable² sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
- 5 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. The Framework states that the windfall allowance should not include residential gardens.

¹ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

² To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

- 6 The Aligned Core Strategy sets a housing requirement of 7,250 homes for the plan period 2011-2028, as shown in **Table 1**.

Table 1: Housing requirement (2011-2028)³

2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
500 (250 per annum)	2,200 (440 per annum)	2,400 (480 per annum)	2,150 (430 per annum)

- 7 It should be noted that the Aligned Core Strategy's housing figures in Table 1 are not upper limits to development. They represent the anticipated rate of housing completions and are to be used to determine the level of five year supply of deliverable housing sites.

Methodology

Sites that make up the housing supply

- 8 The sources of sites that have the potential to deliver housing during the five year period are:-
- Site allocations in the Aligned Core Strategy and the Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.
- 9 Unallocated sites exclude sites which are residential gardens in accordance with paragraph 48 of the National Planning Policy Framework. They are sites that:
- have been clearly demonstrated to be deliverable or developable; and
 - do not have extant planning permission but a planning application has been submitted or pre-application discussion have recently taken place and a planning application is anticipated imminently.
- 10 All sites in the assessment have been identified through the Council's SHLAA 2018 update. These sites are listed in **Appendix C**. New sites submitted by developers and sites granted planning permission or granted subject to a signing of the s106 before 31 March 2018 have been added to the SHLAA database. Any updates to existing sites in the SHLAA database during the current financial year (i.e. since 1 April 2018) such as work starting on site, construction completing, a new planning permission being granted or a new planning application being submitted have been noted. New sites that have been granted planning permission during the current financial year (i.e. since 1 April 2018) are not included in this assessment, but will be included in next year's assessment.

³ These figures are rounded to the nearest 50 homes.

- 11 The assessment takes account of the loss of a dwelling where this is replaced by at least one dwelling in order to provide a net figure for the number of new dwellings. **Appendix C** does not include sites that involve a loss of a dwelling where replaced by a single dwelling, unless the loss has occurred and work on the replacement dwelling has not yet started.
- 12 Where available, anticipated completion timescales and delivery rates are as provided by the agent, developer or landowner. Where delivery information has not been provided, assumptions have been used (as set out in **Appendix A**) based on the viability sub-market within which the site is located. For unallocated sites without planning permission, where no information has been provided to demonstrate that they are developable, these sites are excluded from the assessment.
- 13 Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.
- 14 **Appendix C** comprises separate tables for each locality for clarity as follows:-
- Site allocations in the Aligned Core Strategy and Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.

Future sources of supply (“windfall allowance”)

- 15 Paragraph 48 of the National Planning Policy Framework states that local planning authorities may only make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area, will continue to provide a reliable source of supply and are best justified on the basis of a particular source. Any allowance should not include residential garden land.
- 16 The Aligned Core Strategy includes a windfall allowance of 208 homes during the last five years of the plan period (i.e. 2023 to 2028). The windfall allowance of 208 dwellings was calculated based on gross completions on small sites (less than 10 dwellings) between 2003 and 2013. This excluded those on residential garden land as required by the National Planning Policy Framework. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 17 As part of the Local Planning Document examination, the windfall allowance has been updated and consideration has been given to past completions and permissions on windfall sites. **Table 2** considers completions on small sites (less than 10 dwellings) in the last 10 years (2007 – 2017) and concludes that the average number of small windfall completions excluding garden land is 45 dwellings per year.

Table 2: Windfall completions 2007 to 2017

Year	Total completions	Small windfall completions	Small windfall completions excluding garden land
2007/08	475	115	61
2008/09	214	75	39
2009/10	282	72	35
2010/11	386	110	84
2011/12	295	70	34
2012/13	233	35	21
2013/14	327	76	44
2014/15	319	71	42
2015/16	192	57	34
2016/17	210	81	52
Average			45

18 **Table 3** considers the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011 and concludes that the average figure is 39 dwellings per annum.

Table 3: Number of homes granted planning permission 2011 – 2017

	Number of homes (net) on sites granted permission	Number of homes (net) on sites granted permission not in the SHLAA	Number of homes (net) on sites granted permission not in the SHLAA – large sites	Number of homes (net) on sites granted permission not in the SHLAA – small sites on garden land only	Number of homes (net) on sites granted permission not in the SHLAA – small sites excluding garden land
2011-12	305	65	29	10	26
2012-13	359	71	13	15	43
2013-14	208	81	8	22	51
2014-15	1,260	65	12	24	29
2015-16	662	114	51	30	33
2016-17	1,248	119	53	13	53
Average					39

Note: This excludes permissions that have been superseded during the same year (only the recent permissions are included) and replacement dwelling proposals.

19 Paragraph 90 of the Inspector’s Report on the Local Planning Document (2018)⁴ states the Council had provided compelling evidence that such sites have consistently become available and will continue to provide a reliable

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<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/examinationlibrary/EX-171%20Gedling%20Local%20Plan%20Report.pdf>

source of supply. However in order to avoid the risk of double counting, she concluded that no allowance should be made for windfalls coming forward in the five year period (paragraphs 90 and 188).

- 20 In the light of the Local Planning Document Inspector's Report, it is considered reasonable to include a windfall allowance of 40 dwellings per annum from Year 6 onwards.

Liverpool or Sedgefield approach

- 21 In considering the housing requirement for the five year period, account needs to be taken of any shortfall or surplus in completions in previous years. There are two potential approaches to dealing with any shortfall or surplus. The Liverpool approach is where any shortfalls (or surplus) are equally distributed across the remainder of the plan period. The Sedgefield approach is where any shortfall (or surplus) is distributed across the current five year period.
- 22 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy (2014)⁵ states "In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach)". The National Planning Practice Guidance states local planning authorities should aim to deal with any undersupply within the first five years of the plan period where possible.
- 23 In the light of the Aligned Core Strategy Inspector's Report and national guidance, it is considered appropriate to apply the Sedgefield approach to assess housing land supply.

5% or 20% buffer

- 24 To assess whether Gedling Borough has "a record of persistent under delivery of housing", it is important to look at the long term trend over an economic cycle. The Aligned Core Strategy was adopted in September 2014 so housing delivery against previous development plans also need to be assessed.
- 25 The East Midlands Regional Plan was adopted in March 2009 and set a housing requirement of 8,000 homes for the period 2006 to 2026 (equating to an annual requirement of 400 homes). The Aligned Core Strategy sets a housing requirement of 7,250 homes for the period 2011 to 2028, but provides different annual targets through the plan period, as shown in Table 1. **Table 4** shows that the number of new homes completed between 2011 and 2013 exceeded the Aligned Core Strategy target for those years. The number of net homes completed between 2013 and 2018 falls short of the Aligned Core Strategy target for those years.

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<http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/acsandlpd/ACS%20Inspector%20Report.pdf>

Table 4: Gedling's net completions (cumulative) in the last 10 years

		Net completions (annual)	Net completions (cumulative)	Plan target	% of target
East Midlands Regional Plan	2008/09	204	947	1,200	79 %
	2009/10	274	1,221	1,600	76 %
	2010/11	341	1,562	2,000	78 %
Aligned Core Strategy	2011/12	275	275	250	110 %
	2012/13	227	502	500	100 %
	2013/14	321	823	940	88 %
	2014/15	311	1,134	1,380	82 %
	2015/16	174	1,308	1,820	72 %
	2016/17	198	1,506	2,260	67 %
	2017/18	237	1,743	2,700	65 %

- 26 It is important to note that there has generally been a drop nationally in the housing completions since 2007/08 due to the effect of the UK's recession with housing delivery slowed or stopped on a number of sites. The Greater Nottingham Housing and Economic Prospects report (2012)⁶ states that the past completions trend for Gedling Borough has not been significantly affected by the market downturn. It should be noted that the Housing and Economic Prospects report looked at a longer term over 21-year period (1991-2012). From discussions with developers, it is understood that this reluctance to bring forward sites is a result of the economic recession and the lack of available mortgage finance.
- 27 As shown in Table 4, the percentage of the target met for the year 2017/18 is lower than that for the year 2016/17 and it is considered prudent to continue to adopt a 20% buffer. Paragraph 187 of the Inspector's Report on the Local Planning Document (2018)⁷ recognises that the provision of a 20% buffer would provide a realistic prospect of achieving planned supply and ensure choice and competition in the market for land.

Forward look approach

- 28 A forward look approach has not been used as this approach estimates the number of homes built during the current financial year which was added to the past completions figure and the five year period would start after the current financial year. The estimate was derived from the housing trajectory which was based on the updated SHLAA information. Past experience reveals that the estimates were not always accurate.

⁶ [http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20\(11-12-12-nxi\).pdf](http://www.gedling.gov.uk/media/documents/planningbuildingcontrol/Final%20Report%20(11-12-12-nxi).pdf)

⁷ <http://www.gedling.gov.uk/media/gedlingboroughcouncil/documents/planningpolicy/examinationlibrary/EX-171%20Gedling%20Local%20Plan%20Report.pdf>

- 29 It is considered appropriate for the five year period to begin with the current financial year i.e. this assessment will look at the period 1 April 2018 to 31 March 2023.

Lapse rate

- 30 A lapse rate has not been included in the five year land supply calculation as each site with planning permission has been considered individually and on its merits. For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner through the SHLAA process to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not deliverable and has therefore been excluded from the assessment. Footnote 11 of the National Planning Policy Framework requires inclusion only of 'deliverable' sites.

Five year land supply calculation

- 31 In accordance with the advice of the Planning Advisory Service (PAS), the Council calculates its 5 year land supply as follows:-

Completions to date – housing requirement to date = shortfall/surplus

[Housing requirement for 5 year period + shortfall or surplus] + [5% or 20% buffer] = 5 year land supply target

5 year land supply target ÷ 5 years = annual target

Housing supply for 5 year period ÷ annual target = supply in years

Summary

- 32 In summary, the methodology in calculating the five year assessment is as follows:-

- The source of sites remains the same. However, a stricter approach has been taken with regards to unallocated sites without planning permission, in that where information has not been provided to demonstrate that they will be developed, these sites have been excluded from the five year supply;
- The windfall allowance has been revisited as part of the examination for the Local Planning Document and is now assumed to come forward from Year 6 onwards;
- The Council continues with the Sedgefield approach which means any shortfall (or surplus) is distributed across the five year period;
- The Council adopts a 20% buffer;
- The Council continues to consider the five year period starting from the current financial year rather than taking a forward look approach. The five year period covers 1 April 2018 to 31 March 2023;

- The lapse rate continues not to be applied, to accord with the National Planning Policy Framework; and
- The methodology used to calculate the five year supply accords with the PAS advice.

33 The outcome of the above methodology is to take a cautious approach to housing land supply.

Five Year Housing Land Supply Assessment

34 The housing requirement for the five year period needs to be adjusted to reflect the number of new homes that have already been delivered since the beginning of the plan period (i.e. 2011). The distribution of new homes completed in Gedling Borough between 2011 and 2018 is shown in **Table 5**.

Table 5: New homes completed 2011-2018

	Completed 2011-2018
Teal Close *	0
North of Papplewick Lane *	0
Top Wighay Farm *	38
Urban area	1,301
Bestwood Village	72
Calverton	176
Ravenshead	97
Other villages	59
Total	1,743

* strategic site

35 The housing requirement for the period 2011 to 2018 is 2,700 homes⁸. The number of new homes completed during that period is 1,743 which is a shortfall against the housing requirement of 957 homes.

36 The housing requirement for the five year period (2018 to 2023) is 2,400 homes⁹. However taking account of the under-delivery of 957 homes from 2011-2017, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,357 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 4,028 homes.

37 Paragraphs 9 to 15 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 6**.

⁸ See Table 1. Target for 2011 to 2013 (500) + target for 2013 to 2018 (2,200) = 2,700.

⁹ See Table 1. Target for 2018 to 2023 = 2,400.

Table 6: Estimated housing supply for the five year period

	Allocations in the Local Plan[#]	Sites with planning permission	Unallocated sites w/out permission	Total
Urban area	1,743	364	63	2,170
Teal Close*	426	0	0	426
Edge of Hucknall	120	0	0	120
North of Papplewick Lane*	237	0	0	237
Top Wighay Farm*	270	0	0	270
Bestwood Village	151	19	0	170
Calverton	382	51	0	433
Ravenshead	161	23	0	184
Other villages	46	56	0	102
Windfall allowance	0	0	0	0
Housing Supply	3,536	513	63	4,112

[#] Aligned Core Strategy and Local Planning Document

* strategic site

38 Comparing the estimated housing supply of 4,112 homes to the five year housing requirement of 4,028 homes, there is an oversupply of 84 homes.

Housing Supply	4,112
Annual Requirement ¹⁰	806
No of Years Supply	5.10 years

39 **Appendix B** provides the full breakdown of housing supply to meet the housing requirement of 7,250 homes.

40 **Appendix C** lists out the sites that are expected to deliver homes during the five year period. The appendix also includes information on whether the delivery information comes from the agent, developer or landowner through the SHLAA process or from Council's assumptions.

41 **Appendix D** shows the housing trajectory for the plan period. This updates and provides more detail than the housing trajectory included in Appendix A of the Local Planning Document.

Conclusion

42 The assessment shows that against the housing requirement of the Local Plan, Gedling Borough Council has a 5.10 year supply.

¹⁰ Five year housing requirement of 4,028 homes ÷ 5 years = 806 homes.

Appendix A: Deliverability Notes

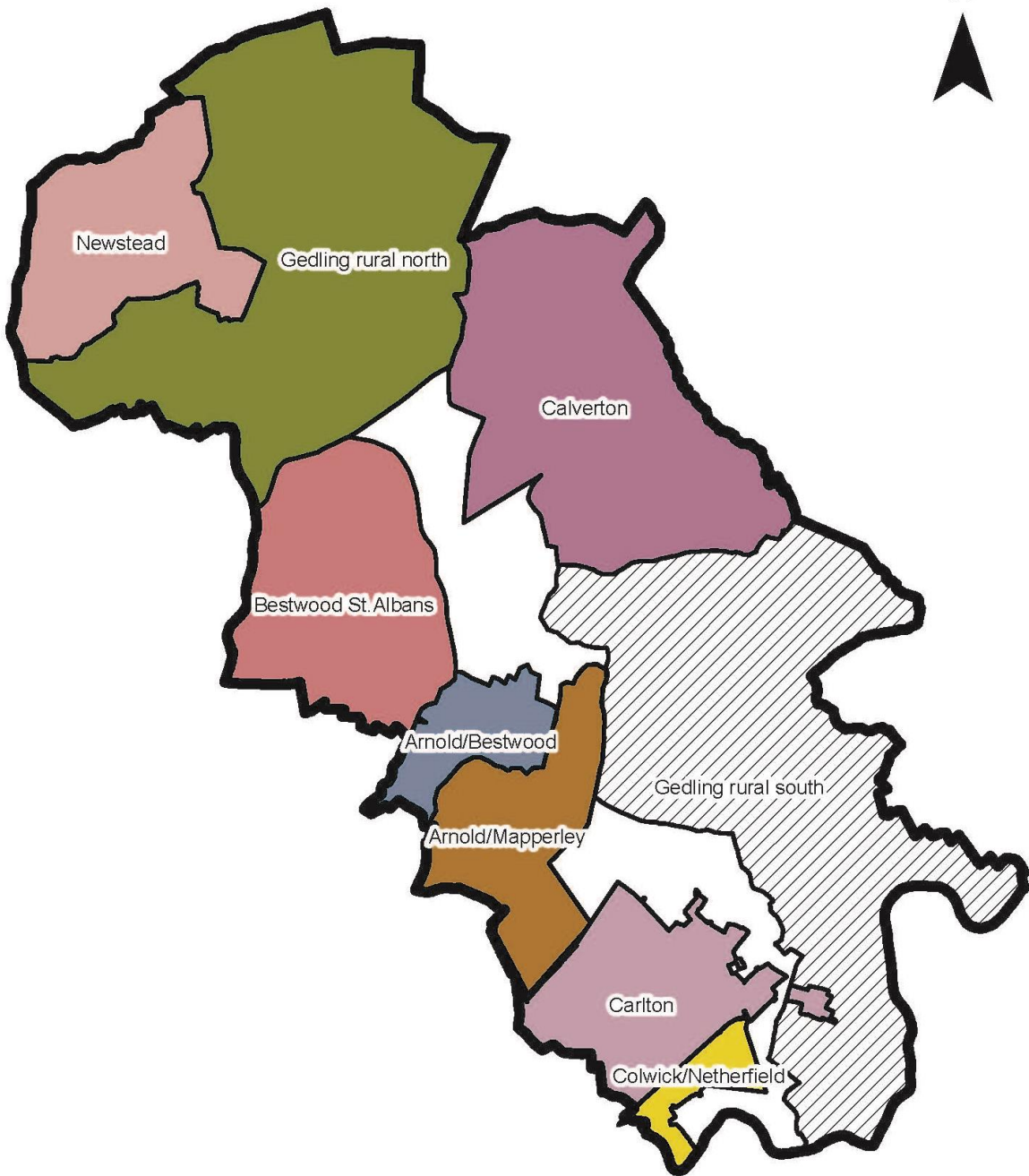
- A.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Site allocations allocated in the Aligned Core Strategy and Local Planning Document;
 - Sites with planning permission; and
 - Unallocated sites without planning permission.
- A.2 Sites that have planning permission or allocated in the Aligned Core Strategy and Local Planning Document are assumed to be deliverable or developable as they have been through the planning application or development plan process.
- A.3 For unallocated sites without planning permission, if no information has been provided by the agent, developer or landowner to indicate that the site is likely to come forward for development in the future, then it has been assumed that the site is not developable and therefore excluded from the assessment.
- A.4 Sites that are unlikely to be developed based on up-to-date information provided by agents, developers or landowners or replaced by new planning permission for non-residential development are assessed as not deliverable and are therefore excluded from the assessment.
- A.5 Agents, developers and landowners are asked to provide information on the delivery rates through the SHLAA process. If these are not provided for deliverable sites, then the Council's assumptions are applied. Assumptions about when a site will start to be developed are made based on the strength of the site's sub market area, as shown in **Table A1**. Market strength is reviewed each year and is a professional judgement based on an assessment of past completions data, viability information and local knowledge. Sites in strong market are more likely to come forward before other sites in moderate and weak markets. As the housing market improves, sites in moderate and weak markets will become more viable.
- A.6 A map of the sub markets in Gedling Borough is included on page 14.
- A.7 The assumptions are as follows:
- On sites up to 10 homes, the completion rate is 5 per year;
 - On sites up to 250 homes, the completion rate is 20-40 per year; and
 - On sites up to 1,000 homes, the completion rate is 40-100 per year.

Table A1: Assumptions for sites when information on the delivery rates not provided by agents, developers and landowners

Market Strength	Site	Assumed year development will start when a site with planning permission granted	
		Year	e.g. granted during 2017/18
Weak (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2022/23
	Up to 250 homes	Year 6	2023/24
	Up to 1,000 homes	Year 7	2024/25
Moderate (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2021/22
	Up to 250 homes	Year 5	2022/23
	Up to 1,000 homes	Year 6	2023/24
Strong (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2020/21
	Up to 250 homes	Year 4	2021/22
	Up to 1,000 homes	Year 5	2022/23

In other areas (i.e. the white areas as shown on Map A1), the delivery rates will be determined having regard to the adjacent sub-markets and evidence of viability.

Map A1: Sub Markets in Gedling Borough



Viability Sub Markets in Gedling Borough



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Appendix B: Housing Supply 2011 to 2028

The 'Planning permissions' category does not include the strategic sites in the Aligned Core Strategy or non-strategic sites allocations in the Local Planning Document as they are recorded in the 'Site allocations' category.

Urban Area	Net completions 2011 to 2018	1,301
	Planning permissions	364
	Site allocations	
	Teal Close	824
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane ¹¹	148
	H6 Spring Lane ¹²	59
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm ¹³	1,025
	X1 Daybrook Laundry	49
	X2 West of A60 A ¹⁴	72
	X3 West of A60 B	150
	Unallocated sites without planning permission	117
	Total	4,999
Hucknall	Net completions 2011 to 2018	38
	Planning permissions	0
	Site allocations	
	North of Papplewick Lane ¹⁵	237
	Top Wighay Farm ¹⁶	770
	H10 Hayden Lane	120
	Unallocated sites without planning permission	0
	Total	1,165
Bestwood Village	Net completions 2011 to 2018	72
	Planning permissions	19
	Site allocations	
	H11 The Sycamores ¹⁷	25
	H12 Westhouse Farm ¹⁸	210

¹¹ Outline application for 148 homes (2018/0347) currently being determined.

¹² To date, 91 homes are built and included in the 'Net completions 2011 to 2018' category.

¹³ To date, 25 homes are built and included in the 'Net completions 2011 to 2018' category.

¹⁴ Full application (2016/0854) granted in August 2017 subject to the signing of the s106.

¹⁵ Site currently under construction (2017/0201).

¹⁶ Figure excludes the 38 homes already built on part of the Top Wighay Farm site. The 38 homes built are included in the 'Net completions 2011 to 2018' category. It is assumed that 808 homes, including the 38 homes already built, are expected to be built in the plan period 2011-2028. Those built after 2028 i.e. the remaining 37 homes will not contribute to the housing supply for the plan period.

¹⁷ Full permission (2007/0887) granted in December 2008.

	H13 Bestwood Business Park ¹⁹	220
	Unallocated sites without planning permission	0
	Total	546
Calverton	Net completions 2011 to 2018	176
	Planning permissions	53
	Site allocations	
	H14 Dark Lane ²⁰	57
	H15 Main Street	75
	H16 Park Road ²¹	390
	X4 Flatts Lane	60
	Unallocated sites without planning permission	0
	Total	811
Ravenshead	Net completions 2011 to 2018	97
	Planning permissions	23
	Site allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B ²²	30
	H19 Longdale Lane C ²³	51
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Unallocated sites without planning permission	0
	Total	281
Other Villages		
Burton Joyce	Net completions 2011 to 2018	12
	Planning permissions	30
	Site allocations	
	H20 Mill Field Close ²⁴	14
	H21 Orchard Close	15
	Unallocated sites without planning permission	0
	Total (Burton Joyce)	71
Woodborough	Net completions 2011 to 2018	12
	Planning permissions	11
	Site allocations	
	H23 Ash Grove ²⁵	12
	H24 Broad Close	15

¹⁸ In February 2015, Planning Committee resolved to grant outline permission for 101 homes on part of this site; the s106 agreement is being finalised.

¹⁹ Outline permission (2014/0214) granted in March 2015.

²⁰ Full application for 54 homes on majority of site (2017/1263) currently being determined. Total of 57 homes on site including 3 dwellings on the remainder of the site.

²¹ Outline application (2018/0607) for up to 430 homes on part of the housing allocation and part of the adjoining safeguarded land currently being determined.

²² Outline application (2014/0273) for 31 homes currently being determined.

²³ Reserved matters application (2017/1164) for 51 homes currently being determined.

²⁴ Reserved matters application (2018/0613) for 14 dwellings currently being determined.

²⁵ Full permission (2007/0831) granted in November 2000. Plot 1 built in May 2018.

	Unallocated sites without planning permission	0
	Total (Woodborough)	50
Lambley	Net completions 2011 to 2018	20
	Planning permissions	15
	Unallocated sites without planning permission	0
Linby	Net completions 2011 to 2018	4
	Planning permissions	0
	Unallocated sites without planning permission	0
Newstead	Net completions 2011 to 2018	9
	Planning permissions	0
	Site allocations H22 Station Road	0
	Unallocated sites without planning permission	0
Papplewick	Net completions 2011 to 2018	2
	Planning permissions	0
	Unallocated sites without planning permission	0
Stoke Bardolph	Net completions 2011 to 2018	0
	Planning permissions	0
	Unallocated sites without planning permission	0
	Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)	50
	Total (all villages)	180
Windfall Allowance ²⁶		200
Total		8,173
Target		7,250

²⁶ 40 dwellings per annum from Year 6 (i.e. 2023/24). 40 dwellings x 5 remaining years in the plan period (i.e. 2023 to 2028) = 200.

Appendix C: Schedule of Deliverable and Developable Sites in the Plan Period 2011 to 2028

Urban Area

Net completions 1 April 2011 to 31 March 2018:-

Arnold = 598 homes
 Carlton = 703 homes
 Total = 1,301 homes

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
ACS	Teal Close	Carlton	824	Greenfield land	SHLAA consultation response 2017	SHLAA site 6/782. The site is allocated in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). Reserved matters (2017/0800) granted in March 2018 for the first housing phase of 204 homes. The Phasing Schedule report (June 2017) submitted as part of the 2017/0800 application highlights the four housing phases; phase H1 for 204 units, phase H2 for approximately 170 units, phase H3 for approximately 300 units and phase H4 for approximately 150 units.	56	90	90	95	95	95	95	58	95	55
H1	Rolleston Drive	Arnold	140	Brownfield land	Council assumptions based on ongoing discussions between Nottinghamshire County Council and Gedling Borough Council	SHLAA site 6/18. The site is allocated in the Local Planning Document (site H1). The informal planning guidance for the site has been prepared and indicates it is proposed to develop extra care housing which comprise around 60 self-contained homes and approximately 80 homes for general market and affordable housing. A working group has been set up and agreed a project plan. Nottinghamshire County Council has tendered for a consultant to undertake a financial appraisal. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund.	17	35	35	35	18	0	0	0	0	0
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2018	SHLAA site 6/49. The site is allocated in the Local Planning Document (site H2). Outline planning application (2017/0155) for up to 32 homes on part of the site (to the rear of Brookfields Garden Centre retail unit) submitted on 2 February 2017 and is currently being determined. Information from the SHLAA 2018 consultation states the delivery rates for the site provided through the previous SHLAA 2017 consultation remain unchanged.	0	0	0	5	25	30	30	0	0	0
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2018	Part of SHLAA site 6/459 is allocated for 110 homes in the Local Planning Document (site H3). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2018 consultation states the delivery rates for the site provided through the previous SHLAA 2017 consultation remain unchanged, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	0	40	40	30	0	0	0	0	0
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/542. The site has been extended in 2017 to include the land south east of the site. The site is allocated in the Local Planning Document (site H4). The site cannot be developed until the Gedling Access Road (GAR) is completed. Information from the SHLAA 2018 consultation indicates the information provided through the previous SHLAA 2017 consultation remains unchanged, which provides two scenarios for how the development of the site might progress; one where the site is unable to deliver any housing until the GAR is complete and the second where the development of the site can commence ahead of the completion of the GAR. As the site cannot be permitted to deliver homes prior to completion of the GAR, the delivery rate information for the site is based on the first scenario.	0	0	0	20	40	40	15	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
H5	Lodge Farm Lane	Arnold	150	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/48. The site is allocated in the Local Planning Document (site H5). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site. Outline planning application for up to 148 dwellings was submitted in March 2018 and is currently being determined (2018/0347).	0	10	50	50	38	0	0	0	0	0
H6	Spring Lane	Carlton	59	Greenfield land	Council assumptions	SHLAA site 6/52. The site is allocated for 150 dwellings in the Local Planning Document (site H6). Site is currently under construction (2015/1024). As 31 March 2018, 91 plots have been built.	59	0	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/51 and 6/671) is allocated in the Local Planning Document (site H7).	0	65	70	70	0	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is allocated in the Local Planning Document (site H8). The allocation site adjoins the Dorket Head clay quarry and to avoid sterilising mineral working through proximal development it will need to be phased so as to allow the proposed southern extension to the quarry to be worked out and restored in advance of the housing development. The minerals extractions and progressive restoration is proposed to be complete in the mid 2020s. Phase 1 will limit housing development to the south western part of the site H8 with 65 units which is phased to commence in 2020/21 progressing northwards and completed by 2021/22. The second phase will commence during 2022/23 progressing northwards. The phasing of the housing development takes a cautious approach reflecting the timetable for the minerals extraction and restoration but with some flexibility built in to reduce risk.	0	0	15	50	55	55	55	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	1,025	Predominantly brownfield land (>50%)	SHLAA consultation response 2017	SHLAA site 6/131. The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). Site is currently under construction for phase 1 (2015/1376). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site. As 31 March 2018, 25 plots have been built.	120	120	120	120	120	120	120	120	65	0
X1	Daybrook Laundry	Arnold/ Bestwood	49	Brownfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/477. The site boundary was amended in 2017 to exclude the retail unit on site (2012/1373). The site is allocated in the Local Planning Document (site X1). The planning report for 2012/1373 states "details of a potential residential development scheme on the remainder of the site has been provided". An illustration in the Design and Access Statement shows 46 dwellings on the remainder of the site. A pre-application for 49 residential units has been submitted. A full planning application submission and delivery of the site is proposed to take place within 3 years.	0	9	20	20	0	0	0	0	0	0
X2	West of A60 A	Arnold/ Bestwood	72	Brownfield land	SHLAA 2017 consultation / meeting with landowner	SHLAA site 6/479. The site is allocated in the Local Planning Document (site X2). Full planning application (2016/0854) for 72 dwellings was granted in August 2017 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation indicates that construction on site will commence in Spring 2018.	30	30	12	0	0	0	0	0	0	0
X3	West of A60 B	Arnold/ Bestwood	150	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/778. The site is allocated in the Local Planning Document (site X3). Information from the SHLAA 2018 consultation states the submission of planning application anticipated in summer 2018 will coincide with the adoption of the Local Planning Document. Construction on site will commence in Spring 2019 and completed by March 2022.	0	50	50	50	0	0	0	0	0	0
Total							282	409	502	555	421	340	315	178	160	55

Sites with planning permission

Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/928	Bagnall Avenue (Land Off)	Arnold/Bestwood	4	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0093) granted in April 2016.	0	4	0	0	0	0	0	0	0	0	0	0
6/882	Beech Avenue (35, Land Adj To)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Site is currently under construction (2015/1037).	3	0	0	0	0	0	0	0	0	0	0	0
6/1000	Bestwood Lodge Drive (garage site 7)	Arnold/Bestwood	4	Brownfield land		Site completed in May 2018.	4	0	0	0	0	0	0	0	0	0	0	0
6/1047	Birkland Avenue (40)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land	Council assumptions	Full planning permission for residential development (2017/0087) granted in April 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	1	0	0	0	0	0	0	0	0	0	0
6/1013	Calverton Road (6)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1309) granted in May 2016.	0	0	1	0	0	0	0	0	0	0	0	0
6/929	Churchmoor Lane (50)	Arnold/Bestwood	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2015/1171) granted in November 2015. Information from the SHLAA 2018 consultation states that the dwelling will be built during 2018.	1	0	0	0	0	0	0	0	0	0	0	0
6/313	Clipstone Avenue (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Plot 2 (adjacent to 15 Clipstone Avenue) was completed in March 2015. Plot 1 (adjacent to 7 Clipstone Avenue) has planning permission for a new dwelling (2015/0394) which is currently under construction.	1	0	0	0	0	0	0	0	0	0	0	0
6/1080	Clumber Avenue (5)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land	Council assumptions	Site is currently under construction for a replacement dwelling with 2 dwellings, net gain of 1 dwelling (2017/1249). The existing dwelling has been demolished and construction work on both plots has started.	2	0	0	0	0	0	0	0	0	0	0	0
6/1066	Cross Street (113)	Arnold/Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1299).	1	0	0	0	0	0	0	0	0	0	0	0
6/1048	Dairy Farm	Adjacent to Bestwood St.Albans	4	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1159) granted in April 2017.	0	0	0	4	0	0	0	0	0	0	0	0
6/1002	Danes Close (garage site 2)	Arnold/Bestwood	2	Brownfield land	SHLAA consultation response 2018	Site is currently under construction (2016/0329). Information from the SHLAA 2018 consultation states that the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plots will be signed off as complete in 2018/19.	2	0	0	0	0	0	0	0	0	0	0	0
6/1004	Falconers Walk (garage site 6)	Arnold/Bestwood	2	Brownfield land	SHLAA consultation response 2018	Site is currently under construction (2016/0332). Information from the SHLAA 2018 consultation states that the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plots will be signed off as complete in 2018/19.	2	0	0	0	0	0	0	0	0	0	0	0
6/626	Fairacre and Mapperley Plains (335)	Arnold/Map perley	9	Predominantly greenfield land (>50%)	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/1276. Outline planning permission (2017/1276) granted in June 2018 for the replacement of 2 dwellings for 11 dwellings, net gain of 9 dwellings.	0	0	0	4	5	0	0	0	0	0	0	0
6/1020	Front Street (33-35)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0520) granted in June 2016.	0	1	0	0	0	0	0	0	0	0	0	0
6/1051	Front Street (64)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0437) granted in May 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/1084	Gleneagles Drive (30)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0038) granted in March 2018.	0	0	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions												
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28			
							2018-19	2019-20	2020-21	2021-22	2022-23								
6/931	Grange Road (42, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0190).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1049	Greys Road (1, Land Adj To)	Bestwood St.Albans	1	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2016/1264) granted in April 2017. Information from SHLAA 2018 consultation indicates that the landowner hopes to start construction work on site in 2019 and complete within 3-5 years.	0	0	0	1	0	0	0	0	0	0	0	0	0
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2018	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2018 consultation states that the applicant intends to develop the site around 2022/23.	0	0	0	0	3	0	0	0	0	0	0	0	0
6/995	Maidens Dale (garage site 10)	Arnold/ Bestwood	4	Brownfield land		Site completed in April 2018.	4	0	0	0	0	0	0	0	0	0	0	0	0
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2010/0240).	2	0	0	0	0	0	0	0	0	0	0	0	0
6/220	Melbury Road (24, Land Rear Of)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction. As at 31 March 2018, plots 1 and 2 are built (2006/0368) and plot 3 is currently under construction (2015/1075).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/1006	Moyra Drive (garage site 24)	Arnold/ Bestwood	4	Brownfield land		Site completed in April 2018.	4	0	0	0	0	0	0	0	0	0	0	0	0
6/932	Newcombe Drive (4)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2015/1292) granted in December 2015. Information from the SHLAA 2018 consultation states that the dwelling will be built during 2019/20.	0	1	0	0	0	0	0	0	0	0	0	0	0
6/1010	Nottingham Road (153-157)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0809) granted in September 2016.	0	3	0	0	0	0	0	0	0	0	0	0	0
6/933	Nursery Road (56)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0801) granted in May 2017. Information from the previous SHLAA 2017 consultation states that the applicant intends to develop the site in 2017/18. As at 31 March 2018, the plot has not been built so assume it will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0	0
6/203	Plains Road (143A)	Arnold/ Mapperley	3	Brownfield land	Council assumptions	Site is currently under construction (2012/0666). One plot has been built and three plots remaining.	3	0	0	0	0	0	0	0	0	0	0	0	0
6/936	Sandfield Road (51)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0398).	1	0	0	0	0	0	0	0	0	0	0	0	0
6/681	Sobers Gardens (36A)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0956) granted in November 2017.	0	0	1	0	0	0	0	0	0	0	0	0	0
6/797	Warren Hill Community Church	Bestwood St Albans	6	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/0557) granted in March 2018. Information from SHLAA 2018 consultation states the land is in trust to a charity and they would need to seek an alternative property for the charity before considering building homes on site. They confirmed their continued intention to build homes.	0	0	0	6	0	0	0	0	0	0	0	0	0
6/1074	Wesleyan Reform Church	Arnold/ Bestwood	5	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1260) granted in January 2018.	0	0	0	5	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	7	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0124) granted in October 2017.	0	0	0	7	0	0	0	0	0	0
Total							34	10	4	27	8	0	0	0	0	0

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/892	Adbolton Avenue (4)	Carlton	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2017/0942) granted in November 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0
6/735	Blenheim Avenue (21 and 23)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	1 plot completed in September 2017 (2014/0234). 1 remaining plot has full planning permission (2017/1084) granted in July 2017.	0	0	1	0	0	0	0	0	0	0
6/184	Broadway East (12A)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0950) granted in October 2016.	0	0	1	0	0	0	0	0	0	0
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/1313) granted in February 2017.	0	0	0	1	0	0	0	0	0	0
6/1057	Burton Road (148)	Carlton	4	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0216) granted in July 2017.	0	0	0	4	0	0	0	0	0	0
6/979	Carlton Hill (137)	Carlton	2	Greenfield land	Council assumptions	Full planning application for residential development (2017/1102) granted in December 2017.	0	0	0	2	0	0	0	0	0	0
6/1059	Carlton Hill (380A)	Carlton	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0
6/982	Carnarvon Grove (Land Adj To)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0808) granted in December 2017.	0	0	0	2	0	0	0	0	0	0
6/951	Cavendish Avenue (11)	Carlton	1	Brownfield land	Council assumptions	Full planning permission (2015/0759) granted in August 2015 for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0
6/1062	Celia Drive (5)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2017/0900) granted in September 2017. Information received in January 2018 indicates that the site is currently being marketed.	0	0	0	1	0	0	0	0	0	0
6/1008	Cheadle Close (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0639) granted in August 2016.	0	1	0	0	0	0	0	0	0	0
6/1086	Coningswath Road (147)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0011) granted in March 2018.	0	0	0	2	0	0	0	0	0	0
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2015/1431).	1	0	0	0	0	0	0	0	0	0
6/896	County Road (35)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2014/1287).	1	0	0	0	0	0	0	0	0	0
6/980	Daisy Road (17)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission (2015/0821) granted in October 2015 for the extension and conversion of an existing flat to create an additional flat, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/897	DBH House	Carlton	14	Brownfield land	Council assumptions	Full planning permission for residential development (2016/1002) granted in December 2016. Site visit indicates that development has started on site.	7	7	0	0	0	0	0	0	0	0	0
6/999	Dunstan Street (46 to 50)	Colwick/Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0263) granted in November 2016.	0	0	0	2	0	0	0	0	0	0	0
6/1055	Earl Of Chesterfield	Carlton	14	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0875) granted in June 2017. The public house on site was demolished in 2018.	0	7	7	0	0	0	0	0	0	0	0
6/1076	Elm Avenue (17)	Carlton	2	Predominantly brownfield land (>50%)	Council assumptions	Full planning permission for residential development (2017/1136) granted in January 2018 for the replacement of 3 dwellings with 5 dwellings, net gain of 2 dwellings.	0	0	0	2	0	0	0	0	0	0	0
6/953	Ethel Avenue (21)	Arnold/Mapperley	1	50/50 brownfield and greenfield land	SHLAA consultation response 2018	Full planning permission (2014/0856) granted in September 2015 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information from the SHLAA 2018 consultation states that plot 2 is now complete and construction work on the replacement dwelling (i.e. plot 1) is due to start in summer 2018 with completion in early 2019.	1	0	0	0	0	0	0	0	0	0	0
6/689	Festus Street (2, Land Rear Of)	Colwick/Netherfield	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0363) granted in May 2017.	0	0	0	0	2	0	0	0	0	0	0
6/898	Florence Road (26)	Arnold/Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1217) granted in December 2017.	0	0	1	0	0	0	0	0	0	0	0
6/499	Forester Road (24, Land Adj To)	Carlton	1	Greenfield land		Site complete. This has been confirmed by Local Tax (June 2018).	1	0	0	0	0	0	0	0	0	0	0
6/1015	Gedling Care Home	Carlton	14	Brownfield land	SHLAA consultation response 2017	Full planning permission for residential development (2014/0169) granted in May 2016. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion mid 2018.	14	0	0	0	0	0	0	0	0	0	0
6/817	Godfrey Street (77)	Colwick/Netherfield	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2014/0649) for a replacement dwelling with 5 dwellings, net gain of 4 dwellings. As at 31 March 2018, one replacement plot has been built and work on the remaining 4 plots has not started.	0	4	0	0	0	0	0	0	0	0	0
6/899	Greenhill Rise (7)	Carlton	3	Greenfield land	Council assumptions	Site is currently under construction (2014/1020).	3	0	0	0	0	0	0	0	0	0	0
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2018	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2018 consultation states that the applicant intends to develop a plot around 2022/23.	0	0	0	0	1	0	0	0	0	0	0
6/254	Hallam Road (67-69)	Arnold/Mapperley	5	Brownfield land	Council assumptions	The site boundary was amended in 2017 to reflect planning permission 2017/1207. Full planning permission for residential development (2017/1207) granted in December 2017 for 7 apartments including the two existing apartments on the first floor level, net gain of 5 dwellings.	0	0	5	0	0	0	0	0	0	0	0
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2015/0693).	4	0	0	0	0	0	0	0	0	0	0
6/1022	Lymn Avenue (18, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0269) granted in June 2016.	0	0	1	0	0	0	0	0	0	0	0
6/273	Main Road (87, Land Adj To)	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for residential development (2016/0716) granted in August 2016.	0	0	3	0	0	0	0	0	0	0	0
6/1023	Mapperley Plains (146)	Arnold/Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/0348) granted in June 2016. Information from the previous SHLAA 2017 consultation states the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2018/19.	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/1050	Marshall Road (35)	Arnold/Mapperley	1	Greenfield land	SHLAA consultation response 2018	Full planning permission for residential development (2016/0968) granted in April 2017. Information from SHLAA 2018 consultation states that the applicant intends to build plot in 2019.	0	1	0	0	0	0	0	0	0	0	0
6/1060	Meadow Road (12)	Colwick/Netherfield	1	Brownfield land		Site completed in June 2018.	1	0	0	0	0	0	0	0	0	0	0
6/200	Midland Road	Carlton	6	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission (2016/0632) granted in July 2017. Information from the SHLAA 2018 consultation indicates that the site is currently on the market for sale.	0	0	0	6	0	0	0	0	0	0	0
6/206	Midland Road (30)	Carlton	2	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2014/0537) granted in August 2017 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Two of the three dwellings were built in 2018 and work on the replacement dwelling has not started.	2	0	0	0	0	0	0	0	0	0	0
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066).	1	0	0	0	0	0	0	0	0	0	0
6/221	Mount Pleasant (12, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1517) granted in January 2018.	0	0	0	1	0	0	0	0	0	0	0
6/903	New School House	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1289) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction work on site has started and due to complete in 2017/18, however this has not yet been signed off as 'complete' by Building Control. Assume the plot will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0
6/1081	Norman Road (32 and 34)	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1261) granted in February 2018.	0	0	0	2	0	0	0	0	0	0	0
6/956	Northcliffe Avenue (4, Land Adj To)	Arnold/Mapperley	4	Brownfield land	Council assumptions	Full planning permission for residential development (2014/0242) granted in October 2015.	4	0	0	0	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/Mapperley	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0764) granted in January 2017. Planning application for 2 dwellings submitted in January 2018 and is currently being determined (2018/0066).	0	0	2	0	0	0	0	0	0	0	0
6/151	Old Brickyard (1-15)	Carlton	8	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0980. Full planning permission (2017/0980) granted in March 2018 to create 8 additional flats (18 flats in total).	0	0	0	8	0	0	0	0	0	0	0
6/725	Plains Road (86)	Arnold/Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2015/0566) granted in August 2016 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	1	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/Mapperley	13	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2018	Outline planning application for up to 14 dwellings (2014/0665) was granted in October 2014 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation states the site will be put on the market once the s106 has been signed. Information from the SHLAA 2018 consultation states that the signing of the s106 is still ongoing. It is noted that planning permission has been granted in June 2017 for a self build dwelling within the site (2017/0556).	0	0	0	6	7	0	0	0	0	0	0
6/1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1559) granted in March 2018.	0	0	0	1	0	0	0	0	0	0	0
6/961	Porchester Road (200)	Carlton	1	Brownfield land	Council assumptions	The site boundary was amended in 2018 to reflect planning permission 2017/0904. Full planning permission for residential development (2017/0904) granted in November 2017.	0	0	0	1	0	0	0	0	0	0	0
6/1082	Priory Court	Carlton	2	Brownfield land	Council assumptions	Full planning permission for residential development (2017/1541) granted in February 2018.	0	0	0	2	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/990	Prospect Road (90)	Carlton	1	Greenfield land	SHLAA consultation response 2017	Site is currently under construction (2016/0748).	1	0	0	0	0	0	0	0	0	0	0	0
6/1077	Robinson Road (7)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0774) granted in January 2018.	0	0	1	0	0	0	0	0	0	0	0	0
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2015/0314) granted in July 2015. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion during 2017/18. Assume site will be built in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2016/1033) for the replacement of 2 existing dwellings with 10 apartments (net gain of 8 dwellings) granted in June 2017. Information received in 2017 indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted.	0	0	8	0	0	0	0	0	0	0	0	0
6/175	Sandford Road (44)	Arnold/ Mapperley	6	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission for (2014/0918) granted in July 2015 for a replacement dwelling with 7 dwellings, net gain of 6 dwellings.	6	0	0	0	0	0	0	0	0	0	0	0
6/260	Sol Construction Ltd	Colwick/ Netherfield	44	Brownfield land	Council assumptions	Site has been cleared and construction work has been delayed on site (2008/0287). Full planning application was submitted in March 2016 to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations (2016/0347).	11	11	11	11	0	0	0	0	0	0	0	0
6/964	Southdale Road (112)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2015/1089) granted in December 2015.	0	1	0	0	0	0	0	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	2	Brownfield land	Council assumptions	Site is currently under construction (2016/0069).	2	0	0	0	0	0	0	0	0	0	0	0
6/965	The Cavendish Pub	Carlton	37	Brownfield land		Site completed in June 2018.	37	0	0	0	0	0	0	0	0	0	0	0
6/901	The Elms (Land Off)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0454) granted in June 2017.	0	0	0	0	1	0	0	0	0	0	0	0
6/1092	Victoria Road (1-3)	Colwick/ Netherfield	7	Brownfield land		Site completed in June 2018.	7	0	0	0	0	0	0	0	0	0	0	0
6/164	Victoria Road (58)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Full planning permission (2015/1290) granted in December 2015 for the conversion of an existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2018	Full planning permissions for plot 1 (2010/0140) and plot 2 (2010/0667). One of the two plots is for a replacement dwelling, net gain of 1 dwelling. Information from the SHLAA 2018 consultation states the applicant intends to develop the site in 2022/23.	0	0	0	0	1	0	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	10	Brownfield land	Council assumptions based on telephone call with developer/landowner (June 2017)	Full planning permission for residential development (2017/0157) granted in October 2017. Information received in 2017 indicates that the landowner has confirmed that development will commence in late 2017 and should be completed mid 2018.	5	5	0	0	0	0	0	0	0	0	0	0
6/1058	Westdale Lane West (337)	Arnold/ Mapperley	3	Brownfield land		Site completed in May 2018.	3	0	0	0	0	0	0	0	0	0	0	0
6/1052	Westdale Lane West (420)	Arnold/ Mapperley	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2017/1071). Information from the SHLAA 2018 consultation states the site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2018/19.	1	0	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/137	Wood Lane	Carlton	13	Greenfield land	Council assumptions	Full planning application (2017/0455) for 13 dwellings was granted in August 2017 subject to the signing of the s106.	0	0	0	0	13	0	0	0	0	0
6/365	Wood Lane (31)	Carlton	1	Greenfield land	SHLAA consultation response 2018	Full planning permission (2003/0923) lapsed January 2009. Information from the SHLAA 2018 consultation states that the construction of the site has started with anticipated completion date of 2021/22.	0	0	0	1	0	0	0	0	0	0
6/1061	Woodborough Road (898)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0862) granted in September 2017.	0	0	1	0	0	0	0	0	0	0
Total							118	39	43	56	25	0	0	0	0	0

Unallocated sites without planning permission

Arnold

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/1034	Derwent Crescent	Arnold/Map perley	9	Brownfield land	Council assumptions based on SHLAA consultation response 2018	The owners are interested in selling the garage area for housing development and the site has potential to deliver 9 homes. Information from the SHLAA 2018 consultation states that the garages are owned by individual leaseholders and each lease needs to be amended for the sale of the garages to a developer before any works can take place.	0	0	0	9	0	0	0	0	0	0
Total							0	0	0	9	0	0	0	0	0	0

Carlton

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/162	Briarbank Avenue (Land North)	Carlton	14	Brownfield land	Council assumptions	Full planning permission (2009/0034) lapsed in April 2012. Planning application for 14 apartments was submitted in April 2018 and is currently being determined (2018/0365). Assume the application will be granted during 2018/19 and the site delivered from 2022/23 onwards.	0	0	0	0	7	7	0	0	0	0
6/209	Burton Road	Carlton	8	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Outline planning permission (2006/0202) for 3 dwellings lapsed in April 2009. The site boundary was amended in 2017 to exclude the club building. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 8 apartments with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2018 consultation indicates that the Council are still working on proposals to redevelop the site for social housing.	0	0	0	0	8	0	0	0	0	0
6/1039	Chase Farm, Mapperley Plains	Arnold/Mapperley	35	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Due to the topography, it is estimated that 35 dwellings can be provided on site. Information from SHLAA 2018 consultation states that the part of the original proposed access route to the site is now required by the County to deliver the Gedling Access Road (GAR). Once the issue has been resolved, the landowner will continue with the plans to submit an outline planning application in 2018/19 in order to establish massing and unit numbers.	0	0	0	18	17	0	0	0	0	0
6/241	Deabill Street	Colwick/Netherfield	4	Brownfield land	Council assumptions based on SHLAA consultation responses 2017 and 2018	Outline planning permission (2006/0810) for 2 dwellings lapsed in November 2009. Information received in 2017 indicates that the site is still developable and the site has potential to deliver 4 terraced houses with construction of the site to start in 2019/20 with anticipated completion in 2020/21. Information from the SHLAA 2018 consultation indicates Gedling Homes may be interested in developing the site for 4 homes.	0	0	4	0	0	0	0	0	0	0
6/83	Manvers Street (24 & 32)	Colwick/Netherfield	0	Brownfield land	Council assumptions	Outline planning permission (99/1569) lapsed in January 2003. Full planning application for 2 semi-detached houses was submitted in February 2018 and is currently being determined (2018/0173). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards	0	0	0	0	0	2	0	0	0	0
6/7	Meadow Road Industrial Site	Colwick/Netherfield	40	Brownfield land	Council assumptions	Outline planning application for up to 40 dwellings was submitted in January 2018 and is currently being determined (2018/0045). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards.	0	0	0	0	0	10	15	15	0	0
6/737	Mile End Road (Electricity Sub Station)	Colwick/Netherfield	5	Brownfield land	Council assumptions	Full planning permission (2007/0377) lapsed in November 2015. Full planning application for 5 flats on site and adjacent land submitted in September 2017 and is currently being determined (2017/1081). Assume the application will be granted during 2018/19 and the site delivered from 2023/24 onwards.	0	0	0	0	0	5	0	0	0	0
Total							0	0	4	18	32	24	15	15	0	0

Edge of Hucknall

Net completions 1 April 2011 to 31 March 2018:-

38 homes

Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
ACS	North of Papplewick Lane	Gedling Rural North	237	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and is currently under construction (2017/0201).	60	60	60	57	0	0	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	809	Greenfield land	Letter from Nottinghamshire County Council (February 2017)	SHLAA site 6/989. The site is allocated for 845 dwellings in the Aligned Core Strategy and part of the site for 38 dwellings (2014/0950) is built. Revised development brief adopted in February 2017. A letter from Nottinghamshire County Council dated February 2017 states it is expected that the first phase of the development will provide between 120 to 180 dwellings by 2020. It is assumed that 808 homes, including the 38 homes already built, are expected to be built in the plan period 2011-2028. Those built after 2028 i.e. the remaining 37 homes will not contribute to the housing supply for the plan period.	0	0	70	100	100	100	100	100	100	100	100
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	LPD hearing session / email from developer/ landowner (March 2017)	SHLAA site 6/460. The site is allocated in the Local Planning Document (site H10). Delivery rates for the site based on the information given at the Local Planning Document hearing session.	0	30	35	35	20	0	0	0	0	0	0
Total							60	90	165	192	120	100	100	100	100	100	100

Sites with planning permission

None.

Unallocated sites without planning permission

None.

Bestwood Village

Net completions 1 April 2011 to 31 March 2018:-

72 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
H11	The Sycamores	Bestwood St Albans	25	Greenfield land	Council assumptions based on SHLAA consultation response 2017	SHLAA site 6/484. The site is allocated in the Local Planning Document (site H11). Site has full planning permission for residential development (2007/0887). A Lawful Development Certificate (2012/0479) in respect of application 2007/0887 to confirm that planning permission has been implemented was granted in June 2012. Information received in 2017 indicates that the housing site and the adjacent site (The Sycamores (6/814) which currently has planning permission) are subject to negotiations on a joint venture to bring both developments forward and that it is anticipated that development on site will commence from summer 2017.	8	8	9	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2017	The site (which consists of SHLAA sites 6/26 and 6/27 (part)) is allocated in the Local Planning Document (site H12). Outline planning application (2014/0238) for 101 homes on part of the site allocation was granted in February 2015 subject to the signing of the s106. Information from the previous SHLAA 2017 consultation provides the projected completions for the site allocation H12 based on the updated market information given at July 2017.	25	25	26	25	25	25	25	34	0	0
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Council assumptions based on email from developer/ landowner (March 2017)	SHLAA site 6/20. The site is allocated in the Local Planning Document (site H13). Site has outline planning permission for residential development granted in March 2015 (2014/0214). Information received in March 2017 indicates that for the foreseeable future the owners see the Business Park as remaining as an employment site. The lease arrangements are commercially sensitive but the owners have confirmed that the residential development is likely to commence beyond the five year period but would be completed by 2028.	0	0	0	0	0	44	44	44	44	44
Total							33	33	35	25	25	69	69	78	44	44

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0640) granted in July 2016.	0	0	2	0	0	0	0	0	0	0
6/1063	Goosedale Lane (Land South Of)	Bestwood St. Albans	1	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/0531) granted in October 2017.	0	0	0	1	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/877	Land at Park Road/Broad Valley Drive (1)	Bestwood St Albans	3	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0254) granted in April 2016.	0	0	3	0	0	0	0	0	0	0	0
6/125	Land at Park Road/Broad Valley Drive (2)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0253) granted in April 2016.	0	0	2	0	0	0	0	0	0	0	0
6/829	Land Off Beeston Close	Bestwood St Albans	7	Greenfield land	Council assumptions	Full planning application for residential development (2017/0194) granted in February 2018 subject to the signing of the s106.	0	0	0	0	7	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2017	Full planning permission (2016/0609) granted in July 2016 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings. Information from the previous SHLAA 2017 consultation states that a non-material amendments application has been submitted (2017/0877NMA) to improve the relationship between the site and the adjacent SHLAA site 6/484 (The Sycamores) which currently has planning permission (2007/0887). On approval, construction work on the site will start in 2017/18. 2017/0877NMA was approved in August 2017.	0	3	0	0	0	0	0	0	0	0	0
6/1067	Wild Acres	Bestwood St.Albans	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0998) granted in November 2017.	0	0	0	1	0	0	0	0	0	0	0
Total							0	3	7	2	7	0	0	0	0	0	0

Unallocated sites without planning permission

None.

Calverton

Net completions 1 April 2011 to 31 March 2018:-

176 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H14	Dark Lane	Calverton	57	Greenfield land	Council assumptions based on SHLAA consultation response 2018	SHLAA site 6/130. The site is allocated in the Local Planning Document (site H14). The site has planning permission for 72 homes (2012/1503). Information from the previous SHLAA 2017 consultation states that the access road into the site constructed for phase 1. Full planning application for 54 dwellings on the majority part of the site (southern portion of the site) submitted in November 2017 and is currently being determined (2017/1263). The 3 dwellings on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site.	0	14	14	14	15	0	0	0	0	0
H15	Main Street	Calverton	75	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/544. The site is allocated in the Local Planning Document (site H15). Information from the SHLAA 2018 consultation provides the delivery rates for the site. Outline planning application for up to 79 dwellings was submitted in April 2018 and is currently being determined (2018/0360).	0	0	15	30	30	0	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	SHLAA consultation response 2018	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is allocated in the Local Planning Document (site H16). The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. Information from the SHLAA 2018 consultation provides the delivery rates for the site. Outline planning application for up to 430 dwellings on part of the housing allocation and part of the adjoining safeguarded land (i.e. SHLAA site 6/47) was submitted in June 2018 and is currently being determined (2018/0607).	0	40	50	50	50	50	50	50	50	0
X4	Flatts Lane	Calverton	60	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/37. The site is allocated in the Local Planning Document (site X4). Information from the SHLAA 2018 consultation provides the delivery rates for the site.	0	15	30	15	0	0	0	0	0	0
Total							0	69	109	109	95	50	50	50	50	0

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/289	Bottom Farm	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0805) granted in December 2016.	0	0	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0645) granted in August 2015.	0	1	0	0	0	0	0	0	0	0
6/1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0240) granted in January 2018 for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1358) granted in April 2016.	0	0	2	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/1029	Georges Lane (10)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0108).	1	0	0	0	0	0	0	0	0	0	0	0
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2018	Site has planning permission for a replacement dwelling (2008/0630) and Discharge of Conditions was accepted in November 2011 (2011/0932DOC). The site also has prior approval for change of use of agricultural building to 2 dwellings (2015/0427PN). Information from the SHLAA 2018 consultation indicates that a replacement dwelling has now been implemented and that a change of use scheme will provide 2 homes during 2019/20.	1	2	0	0	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	9	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0700). Information from the previous SHLAA 2017 consultation states that the applicant intends to complete 9 plots during 2017/18 and 8 plots in 2018/19. The remaining 2 plots are not expected to be developed until after 2022/23. As at 31 March 2018, 10 plots have been built during 2017/18 which means 7 plots remaining in 2018/19 and 2 plots until after 2022/23. Information from the SHLAA 2018 consultation indicates no change to the above information.	7	0	0	0	0	2	0	0	0	0	0	0
6/491	Longue Drive (Plots 63 To 72)	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction (2008/0268). As at 31 March 2018, 9 dwellings completed and 1 dwelling remaining. Information from the SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.	0	0	0	0	1	0	0	0	0	0	0	0
6/551	Main Street (145)	Calverton	2	Greenfield land	Council assumptions	Discharge of conditions (2014/1138DOC) confirms the commencement of development (2011/1268) in December 2014.	2	0	0	0	0	0	0	0	0	0	0	0
6/1079	Main Street (92)	Calverton	4	Predominantly greenfield land (>50%)	Council assumptions	Outline planning permission for residential development (2016/1267) granted in January 2018 for a replacement dwelling with 5 dwellings, net gain of 4 dwellings.	0	0	0	4	0	0	0	0	0	0	0	0
6/390	Renals Way	Calverton	1	Greenfield land	SHLAA consultation response 2018	Site is currently under construction. Information from the SHLAA 2018 consultation states that the applicant intends to build 1 plot around 2022/23 and the remaining 4 plots are uncertain.	0	0	0	0	1	0	0	0	0	0	0	0
6/733	Spring Farm Kennels	Calverton	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2012/0187) granted in April 2012. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0	0
6/947	Spring Farm Kennels (A)	Calverton	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2015/0431) granted in August 2015. Information from the previous SHLAA 2017 consultation indicates that the site is for sale.	0	1	0	0	0	0	0	0	0	0	0	0
6/948	Spring Farm Kennels (B)	Calverton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/1333).	1	0	0	0	0	0	0	0	0	0	0	0
6/801	Spring Farm Kennels (plot 3)	Calverton	1	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2014/0703) granted in November 2014. Information from the previous SHLAA 2017 consultation indicates that the construction of the site is currently underway.	1	0	0	0	0	0	0	0	0	0	0	0
6/1064	St Wilfrids Square	Calverton	8	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0207) granted in October 2017.	0	0	0	8	0	0	0	0	0	0	0	0
6/686	The Cherry Tree	Calverton	14	Brownfield land	Council assumptions	Site sold to another developer and is now currently under construction (2012/1009).	7	7	0	0	0	0	0	0	0	0	0	0
Total							22	11	3	13	2	2	0	0	0	0	0	0

Unallocated sites without planning permission

None.

Ravenshead

Ravenshead

Net completions 1 April 2011 to 31 March 2018:-

97 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Part of SHLAA site 6/41 is allocated in the Local Planning Document (site H17). The applicant for site H17 states the site would be delivered within five years.	0	10	10	10	0	0	0	0	0	0
H18	Longdale Lane B	Gedling Rural North	30	Greenfield land	SHLAA consultation response 2017	Part of SHLAA site 6/39 is allocated in the Local Planning Document (site H18). Outline planning application (2014/0273) is currently being determined.	5	20	5	0	0	0	0	0	0	0
H19	Longdale Lane C	Gedling Rural North	51	Greenfield land	Council assumptions based on SHLAA consultation response 2017	Part of SHLAA site 6/41 is allocated in the Local Planning Document (site H19). Site has outline planning permission for up to 70 homes (2013/0836). A reserved matters application was submitted in October 2017 for 51 dwellings (2017/1164) and is currently being determined. Information from the previous SHLAA 2017 consultation states that the applicant for site H19 intends to build all dwellings during 2018/19.	0	51	0	0	0	0	0	0	0	0
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land (>50%)	SHLAA consultation response 2018 / Council assumptions	The site (which consists of SHLAA sites 6/166, 6/669 and 6/841) is allocated in the Local Planning Document (X5). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	10	10	0	0	0	0	0	0	0
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land (>50%)	Council assumptions based on SHLAA consultation response 2018 for sites 6/843 and 6/845	The site (which consists of SHLAA sites 6/843, 6/845 and 6/1046) is allocated in the Local Planning Document (X6). Officers are working with the landowners to ensure that the site is developed in a comprehensive manner.	0	0	12	14	4	0	0	0	0	0
Total							5	91	37	24	4	0	0	0	0	0

Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/214	Chapel Lane (148, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Outline planning permission for residential development (2017/0218) granted in April 2017.	0	0	1	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/1078	Fairview Farm Stud	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1285) granted in January 2018. For information, the majority of the permitted site including the residential development element falls within Gedling Borough and the remainder falls in Newark and Sherwood District.	0	0	1	0	0	0	0	0	0	0	0	0
6/117	Longdale Avenue (2)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0664) granted in July 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	SHLAA consultation response 2017	Full planning permission for residential development (2017/0960) granted in November 2017.	0	0	3	0	0	0	0	0	0	0	0	0
6/800	Longdale Lane (12)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission (2018/0414) granted in June 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	0	0	0	0	0	0	0	0
6/1017	Longdale Lane (22)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0305) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0	0
6/87	Main Road (120, Land Rear Of)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0407) granted in June 2018.	0	0	0	1	0	0	0	0	0	0	0	0
6/969	Milton Crescent (11)	Gedling Rural North	1	Brownfield land		Site completed in May 2018.	1	0	0	0	0	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2012/1187) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0	0
6/639	Sheepwalk Lane (20)	Gedling Rural North	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0	0	0
6/971	Sheepwalk Lane (73)	Gedling Rural North	1	Brownfield land	Council assumptions	Full planning permission (2016/0956) granted in October 2016 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and the replacement plot has not yet been built.	1	0	0	0	0	0	0	0	0	0	0	0
6/1053	Sheepwalk Lane (86, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0899) granted in September 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	3	Predominantly greenfield land (>50%)	SHLAA consultation response 2017	Site is currently under construction (2017/0804) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. The existing dwelling has been demolished and work on the three plots has started. Information from the previous SHLAA 2017 consultation states that the applicant intends to build plots in 2018/19.	3	0	0	0	0	0	0	0	0	0	0	0
6/1054	Sheepwalk Lane (90, Land to the Front)	Gedling Rural North	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0896) granted in September 2017.	0	0	1	0	0	0	0	0	0	0	0	0
6/972	Sheepwalk Lane (97)	Gedling Rural North	2	50/50 brownfield and greenfield land	Council assumptions based on SHLAA consultation response 2017	Site is currently under construction (2015/1257) for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. The existing dwelling has been demolished and work on the two dwellings has started.	2	0	0	0	0	0	0	0	0	0	0	0
6/913	The Bungalow (Newstead Abbey Park)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2014/0040) for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0	0
6/1091	Wood End Drive (1)	Gedling Rural North	1	Greenfield land	Council assumptions	Site is currently under construction (2014/0890).	0	1	0	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	SHLAA consultation response 2018	This site is part of full planning permission for residential development (2013/0346) granted in July 2013 - a replacement dwelling and residential conversion. The replacement dwelling plot is recorded under SHLAA site 6/634 and the residential conversion plot is recorded under SHLAA site 6/633. Information from the SHLAA 2018 consultation states that the construction work on the residential conversion has started and should be completed by 2019.	1	0	0	0	0	0	0	0	0	0
Total							12	1	8	2	0	0	0	0	0	0

Unallocated sites without planning permission

None.

Other Villages

Net completions 1 April 2011 to 31 March 2018:-

Burton Joyce	= 12 homes
Lambley	= 20 homes
Linby	= 4 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 12 homes
Total	= 59 homes

Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
H20	Mill Field Close	Gedling Rural South	14	Greenfield land	Council assumptions based on SHLAA consultation response 2018	SHLAA site 6/469. The site is allocated for 20 homes in the Local Planning Document (site H20). Outline planning permission for 23 homes (2015/0424) granted on 14 March 2017 and includes s106. Information from the SHLAA 2018 consultation states that the site has now been sold. Reserved matters application for 14 dwellings was submitted in June 2018 and is currently being determined (2018/0613).	0	7	7	0	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/537. The site is allocated in the Local Planning Document (site H21). Information from SHLAA 2018 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Predominantly greenfield land (>50%)	Council assumptions	SHLAA site 6/132. The boundary was amended in 2017 to include the public house ("Station Hotel"). The site is allocated in the Local Planning Document (site H22). Due to the uncertainty as to whether the site will deliver 40 homes within the plan period, it is assumed that the site will be delivered after 2028, unless new information is provided. Information from the previous SHLAA 2017 consultation states that the landowner is considering options for providing an appropriate access to the site. The public house was demolished in early 2018.	0	0	0	0	0	0	0	0	0	0	0
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2018	SHLAA site 6/196. The site is allocated in the Local Planning Document (site H23). This site has full planning permission for 12 dwellings (2007/0831). Plot 1 (2016/0888) was built in May 2018. Information from the SHLAA 2018 consultation provides the delivery rates for the remainder of the site.	1	0	0	0	1	2	2	2	2	2	2
H24	Broad Close	Gedling Rural South	15	Greenfield land	Council assumptions based on SHLAA consultation response 2018	The site (which consists of SHLAA sites 6/776, 6/825 and 6/840) is allocated in the Local Planning Document (site H24). Information from the previous SHLAA 2017 consultation provides the delivery rates for the site.	0	10	5	0	0	0	0	0	0	0	0
Total							1	32	12	0	1	2	2	2	2	2	2

Sites with planning permission

Burton Joyce

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28		
							2018-19	2019-20	2020-21	2021-22	2022-23							
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2015/1407) granted in February 2016.	0	1	0	0	0	0	0	0	0	0	0	0
6/1068	Bridle Road (34)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2017/1203). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2018	The site is in the Green Belt and adjacent to Burton Joyce village. Full planning permission for 14 homes (2016/0306) on part of the site granted in June 2017. This site is adjacent to SHLAA site 6/30 Woodside Road (Land Off) and a new access road has been constructed across site 6/30 to provide an alternative access to site 6/539. See site 6/30 for details on access road.	10	4	0	0	0	0	0	0	0	0	0	0
6/142	Kapur (Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Full planning permission for residential development (2015/0072) granted in March 2015.	0	1	0	0	0	0	0	0	0	0	0	0
6/729	Lambley Lane (15)	Gedling Rural South	2	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2012/0351) for a replacement dwelling with 3 dwellings, net gain of 2 dwellings. Local Tax confirms the replacement dwelling was built in March 2017. Work on the remaining 2 plots has not yet started.	0	2	0	0	0	0	0	0	0	0	0	0
6/942	Lambley Lane (29) plots 2-4	Gedling Rural South	3	Greenfield land	Council assumptions	Full planning permission for residential development (2015/0851) granted in October 2015.	0	3	0	0	0	0	0	0	0	0	0	0
6/943	Lambley Lane (33A)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2018/0345) granted in June 2018.	0	0	0	0	1	0	0	0	0	0	0	0
6/847	Lee Road (2)	Gedling Rural South	3	Greenfield land	Council assumptions based on SHLAA consultation response 2018	Full planning permission for residential development (2017/1296) granted in February 2018.	0	0	0	3	0	0	0	0	0	0	0	0
6/1085	Lodge Farm	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1475) granted in March 2018.	0	0	0	1	0	0	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions based on SHLAA consultation response 2017	Full planning permission for residential development (2016/1236) granted in January 2017. Information from the previous SHLAA 2017 consultation states that construction of the site is currently underway.	2	0	0	0	0	0	0	0	0	0	0	0
6/1071	Woodside Road (14)	Gedling Rural South	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission for residential development (2017/1083) granted in November 2017 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling. Information received in January 2018 indicates that the site is currently being marketed.	0	0	0	1	0	0	0	0	0	0	0	0
Total							13	11	0	5	1	0	0	0	0	0	0	0

Lambley

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28
							2018-19	2019-20	2020-21	2021-22	2022-23					
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	SHLAA consultation response 2018	Full planning permission for residential development (2017/0164) granted in May 2017.	0	0	0	1	0	0	0	0	0	0
6/1016	Lambley House	Gedling Rural South	1	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2018).	1	0	0	0	0	0	0	0	0	0
6/519	Mapperley Plains (358)	Gedling Rural South	1	Brownfield land	SHLAA consultation response 2018	Full planning permission for residential development (2006/1090) granted in December 2008. Information from the SHLAA 2018 consultation states that the previous bungalow was demolished thus activating development. The landowner is still considering a timetable for proceeding with the scheme.	0	0	0	0	1	0	0	0	0	0
6/967	Reed Pond House	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission (2017/0345) granted in April 2017 for a replacement dwelling, net gain zero. The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions based on SHLAA consultation response 2018	Outline planning permission for residential development (2016/0899) granted in January 2017. Full planning permission granted for plot 3 (2017/1134) and currently under construction. Full planning permission for plot 4 (2017/0867) granted in October 2017. Full planning application for plot 2 was submitted in June 2018 and is currently being determined (2018/0548).	1	1	2	0	0	0	0	0	0	0
6/1037	Spring Lane (294)	Gedling Rural South	2	Brownfield land		Site completed in May 2018.	2	0	0	0	0	0	0	0	0	0
6/1070	Sunrise Farm	Gedling Rural South	4	Greenfield land	Council assumptions	Full planning permission for residential development (2017/0690) granted in November 2017.	0	0	0	4	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions based on SHLAA consultation response 2018	This site is part of a larger SHLAA site 6/838. Outline planning permission for a redevelopment of existing stables to provide one dwelling (2016/0987) granted in March 2017.	0	0	1	0	0	0	0	0	0	0
Total							5	1	3	5	1	0	0	0	0	0

Linby

None.

Newstead

None.

Papplewick

None.

Stoke Bardolph

None.

Woodborough

Ref	Site Name	Sub Market Area	Units (remaining)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period					2023-24	2024-25	2025-26	2026-27	2027-28	
							2018-19	2019-20	2020-21	2021-22	2022-23						
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions	Outline planning permission for residential development (2016/0789) granted in September 2016. Information from the previous SHLAA 2017 consultation indicates that the site has been sold. Full planning application for 1 dwelling was submitted in April 2018 and is currently being determined (2018/0404). Assume the application will be granted during 2018/19 and the site delivered from 2022/23 onwards.	0	0	0	0	1	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	SHLAA consultation response 2017	Full planning permission for residential development (2016/1099) granted in February 2017. Information from the previous SHLAA 2017 consultation states that the construction of the site is currently underway with anticipated completion date of April/May 2018.	1	0	0	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land (>50%)	Council assumptions	Site is currently under construction (2005/1222).	1	0	0	0	0	0	0	0	0	0	0
6/789	Main Street (147)	Gedling Rural South	5	Predominantly greenfield land (>50%)	Council assumptions	Full planning permission (2013/0252) granted in October 2015 for a replacement dwelling with 6 dwellings, net gain of 5 dwellings.	0	5	0	0	0	0	0	0	0	0	0
6/915	Main Street (161, Land Rear Of)	Gedling Rural South	1	Greenfield land		Site completed in April 2018.	1	0	0	0	0	0	0	0	0	0	0
6/916	Main Street (165)	Gedling Rural South	2	Greenfield land	Council assumptions	Site is currently under construction (2015/0090).	2	0	0	0	0	0	0	0	0	0	0
Total							5	5	0	0	1	0	0	0	0	0	0

Unallocated sites without planning permission

None.

Appendix D: Detailed Housing Trajectory

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227	321	311	174	198	237											1743
Past completions (net) - urban area	183	199	296	206	120	104	193											1301
Past completions (net) - Hucknall	0	0	0	0	0	36	2											38
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6											72
Past completions (net) - Calverton	16	3	10	64	56	10	17											176
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4											97
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0											12
Past completions (net) - Lambley	3	3	2	2	1	5	4											20
Past completions (net) - Linby	1	0	1	1	0	-1	2											4
Past completions (net) - Newstead	0	0	1	0	0	0	8											9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0											2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0											0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1											12
Urban area - planning permissions								152	49	47	83	33						364
Urban area - ACS and LPD allocations								282	409	502	555	421	340	315	178	160	55	3217
Teal Close								56	90	90	95	95	95	95	58	95	55	824
H1 - Rolleston Drive								17	35	35	35	18						140
H2 - Brookfields Garden Centre											5	25	30	30				90
H3 - Willow Farm										40	40	30						110
H4 - Linden Grove											20	40	40	15				115
H5 - Lodge Farm Lane									10	50	50	38						148
H6 - Spring Lane						27	64	59										150
H7 - Howbeck Road/Mapperley Plains									65	70	70							205
H8 - Killisick Lane										15	50	55	55	55				230
H9 - Gedling Colliery/Chase Farm							25	120	120	120	120	120	120	120	120	65		1050
X1 - Daybook Laundry									9	20	20							49
X2 - West of A60 A								30	30	12								72

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
X3 - West of A60 B									50	50	50							150
Urban area - unallocated sites										4	27	32	24	15	15			117
Edge of Hucknall - planning permissions																		0
Edge of Hucknall - ACS and LPD allocations								60	90	165	192	120	100	100	100	100	100	1127
North of Papplewick Lane								60	60	60	57							237
Top Wighay Farm						36	2			70	100	100	100	100	100	100	100	808
H10 - Hayden Lane									30	35	35	20						120
Edge of Hucknall - unallocated sites																		0
Bestwood Village - planning permissions									3	7	2	7						19
Bestwood Village - LPD allocations								33	33	35	25	25	69	69	78	44	44	455
H11 - The Sycamores								8	8	9								25
H12 - Westhouse Farm								25	25	26	25	25	25	25	34			210
H13 - Bestwood Business Park													44	44	44	44	44	220
Bestwood Village - unallocated sites																		0
Calverton - planning permissions								22	11	3	13	2	2					53
Calverton - LPD allocations									69	109	109	95	50	50	50	50		582
H14 - Dark Lane									14	14	14	15						57
H15 - Main Street										15	30	30						75
H16 - Park Road									40	50	50	50	50	50	50	50		390
X4 Flatts Lane									15	30	15							60
Calverton - unallocated sites																		0
Ravenshead - planning permisisions								12	1	8	2							23
Ravenshead - LPD allocations								5	91	37	24	4						161
H17 - Longdale Lane A									10	10	10							30
H18 - Longdale Lane B								5	20	5								30
H19 - Longdale Lane C									51									51
X5 Kighill Lane A									10	10								20
X6 Kighill Lane B										12	14	4						30
Ravenshead - unallocated sites																		0

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Other villages - planning permissions								23	17	3	10	3						56
Burton Joyce - planning permissions								13	11		5	1						30
Lambley - planning permissions								5	1	3	5	1						15
Linby - planning permissions																		0
Newstead - planning permissions																		0
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions								5	5			1						11
Other villages - LPD allocations								1	32	12		1	2	2	2	2	2	56
H20 - Mill Field Close (Burton Joyce)									7	7								14
H21 - Orchard Close (Burton Joyce)									15									15
H22 - Station Road (Newstead)																		0
H23 - Ash Grove (Woodborough)								1				1	2	2	2	2	2	12
H24 - Broad Close (Woodborough)									10	5								15
Other villages - unallocated sites																		0
Windfall allowance													40	40	40	40	40	200
Total Projected Completions								590	805	932	1042	743	627	591	463	396	241	6430
Cumulative Completions	275	502	823	1134	1308	1506	1743	2333	3138	4070	5112	5855	6482	7073	7536	7932	8173	8173
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-117	-246	-512	-754	-957	-847	-522	-70	492	755	952	1113	1146	1112	923	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	459	470	495	522	551	546	514	454	356	279	192	59	-143	-682	-923
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

* Where sites allocated in the Aligned Core Strategy or Local Planning Document have already been granted planning permission, approved subject to s106 agreement, are the subject of a planning application or pre-application discussions have recently taken place, the number of homes permitted or proposed via the planning application form has been used.

