

# **Five Year Housing Land Supply Assessment 2019**

**August 2019**

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## **Introduction**

- 1 The five year land supply assessment is based on the Council's Strategic Housing Land Availability Assessment (SHLAA) 2019 update.
- 2 The purpose of this five year land supply assessment is to monitor and review the Council's housing supply against the housing requirement set out in adopted strategic policies or against their housing need where the strategic policies are more than five years old as required by the National Planning Policy Framework 2019.
- 3 In February 2019, the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% and is based on the housing delivery for the three year period 1 April 2015 to 31 March 2018. There are two consequences of the 2018 results for the Council. Firstly, the Council is required to prepare an Action Plan and, secondly, a buffer of 20% must be applied to the supply of deliverable sites for the purposes of housing delivery assessment. It should be noted that the Housing Delivery Test takes a different approach to the five year land supply assessment. For further information on the Housing Delivery Test and the Council's Action Plan, please see separate Gedling Borough Housing Delivery Action Plan 2019<sup>1</sup>.
- 4 The current development plan for Gedling Borough consists of 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 Aligned Core Strategy sets the housing requirement. The Local Planning Document was adopted on 18 July 2018 and allocates non-strategic sites for housing and other uses.

## **Policy Context**

- 5 Paragraph 73 of the National Planning Policy Framework 2019 states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old (unless these strategic policies have been reviewed and found not to require updating).
- 6 The supply of specific deliverable sites should in addition include a buffer of:-
  - a) 5% to ensure choice and competition in the market for land; or
  - b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or

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<sup>1</sup> Available from the following web page  
<http://www.gedling.gov.uk/resident/planningandbuildingcontrol/planningpolicy/amrandfiveyearhousinglandsupply>

recently adopted plan, to account for any fluctuations in the market during that year; or

- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Text where this indicates that delivery is below 85% of the housing requirement.

- 7 Annex 2 of the National Planning Policy Framework 2019 define deliverable sites:-

*To be considered deliverable, sites for housing 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. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

- 8 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The Framework also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.

- 9 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)<sup>2</sup>**

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)

- 10 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*

- 11 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.
- 12 Unallocated sites 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.
- 13 All sites in the assessment have been identified through the Council's SHLAA 2019 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 2019 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 2019) 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 2019) are not included in this assessment, but will be included in next year's assessment.
- 14 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.

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<sup>2</sup> These figures are rounded to the nearest 50 homes.

- 15 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.
- 16 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.
- 17 **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”)*

- 18 Paragraph 70 of the National Planning Policy Framework 2019 states that local planning authorities may only make an allowance for windfall sites as part of anticipated housing supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. The paragraph also states that local planning authorities should consider the case for setting out policies in their Local Plans to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The previous version of the National Planning Policy Framework states that the windfall allowance should not include residential gardens.
- 19 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 version of the National Planning Policy Framework in place at that time. Windfall on large sites (10 or more dwellings) was also excluded to avoid double counting with sites identified through the SHLAA.
- 20 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** was considered at the examination and considers completions on small sites (less than 10 dwellings) in the 10 years period (2007 – 2017). It concluded that the average number of small windfall completions excluding garden land was 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
<b>Average</b>			<b>45</b>

- 21 **Table 3** was also considered at the Local Planning Document examination and considers the number of dwellings that have been granted planning permission on sites that were not previously included in the SHLAA database since 2011. It concluded 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
<b>Average</b>					<b>39</b>

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

- 22 Paragraph 90 of the Inspector's Report on the Local Planning Document (2018)<sup>3</sup> states the Council had provided compelling evidence that such sites

<sup>3</sup>

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

have consistently become available and will continue to provide a reliable source of supply.

- 23 In light of Table 3 and paragraph 188 of the Local Planning Document Inspector's Report, an allowance for windfalls has not been included in the period up to 2021/22 but a windfall allowance of 40 dwellings per annum from 2022/23 onwards has been taken into account.

#### *Liverpool or Sedgefield approach*

- 24 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.
- 25 Paragraph 97 of the Inspector's Report on the Aligned Core Strategy (2014)<sup>4</sup> 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.
- 26 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%, 10% or 20% buffer*

- 27 Paragraph 73 of the National Planning Policy Framework states that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. This is measured against the Housing Delivery Test where this indicates that delivery is below 85% of the housing requirement. In February 2019 the Ministry of Housing, Communities & Local Government published the results of the first Housing Delivery Test. The Housing Delivery Test 2018 result for Gedling Borough Council is 51% which is based on the three year period 1 April 2015 to 31 March 2018.

#### *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

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



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.

- 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 2019 to 31 March 2024.

#### *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 or developable and has therefore been excluded from the assessment.

#### *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%, 10% 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 of 40 dwellings per annum is now assumed to come forward from Year 4 (i.e. 2022/23) onwards;
  - The Council continues with the Sedgfield approach which means any shortfall (or surplus) is distributed across the five year period;

- The Council adopts a 20% buffer due to the Housing Delivery Test 2018 result for Gedling Borough Council (51%) which is below 85% of the housing requirement;
- 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 2019 to 31 March 2024;
- The lapse rate continues not to be applied; 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 2019 is shown in **Table 4**.

**Table 4: New homes completed 2011-2019**

	Completed 2011-2019
Teal Close *	0
North of Papplewick Lane *	43
Top Wighay Farm *	38
Urban area	1,519
Bestwood Village	72
Calverton	191
Ravenshead	101
Other villages	65
<b>Total</b>	<b>2,029</b>

\* strategic site

35 The housing requirement for the period 2011 to 2019 is 3,180 homes<sup>5</sup>. The number of new homes completed during that period is 2,029 which is a shortfall against the housing requirement of 1,151 homes.

36 The housing requirement for the five year period (2019 to 2024) is 2,350 homes<sup>6</sup>. However taking account of the under-delivery of 1,151 homes, and taking the Sedgefield approach, this means the revised five year housing requirement is 3,501 homes. The housing requirement plus a 20% buffer for the next five year period is therefore 4,201 homes.

37 Paragraphs 11 to 17 explain the sites that make up the housing supply. The estimated housing supply for the five year period is shown in **Table 5**.

<sup>5</sup> See Table 1. Target for 2011 to 2013 (500) + target for 2013 to 2018 (2,200) + target for 2018/19 (480) = 3,180.

<sup>6</sup> See Table 1. Target for 2019/20 to 2022/23 (480 x 4) and target for 2023/24 (430) = 2,350.

**Table 5: Estimated housing supply for the five year period**

	<b>Allocations in the Local Plan<sup>#</sup></b>	<b>Sites with planning permission</b>	<b>Unallocated sites w/out permission</b>	<b>Total</b>
Urban area	1,788	417	64	2,269
Teal Close*	465	0	0	465
Edge of Hucknall	120	0	0	120
North of Papplewick Lane*	194	0	0	194
Top Wighay Farm*	270	0	0	270
Bestwood Village	109	28	0	137
Calverton	410	42	0	452
Ravenshead	162	23	0	185
Other villages	47	48	0	92
Windfall allowance	0	0	80	80
<b>Housing Supply</b>	<b>3,565</b>	<b>558</b>	<b>144</b>	<b>4,267</b>

<sup>#</sup> Aligned Core Strategy and Local Planning Document

\* strategic site

- 38 Comparing the estimated housing supply of 4,267 homes to the five year housing requirement of 4,201 homes, there is an oversupply of 66 homes.

Housing Supply	4,267
Annual Requirement <sup>7</sup>	840
<b>No of Years Supply</b>	<b>5.08 years</b>

- 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 5.08 year supply.

<sup>7</sup> Five year housing requirement of 4,201 homes ÷ 5 years = 840 homes.

## Appendix A: Deliverability Notes

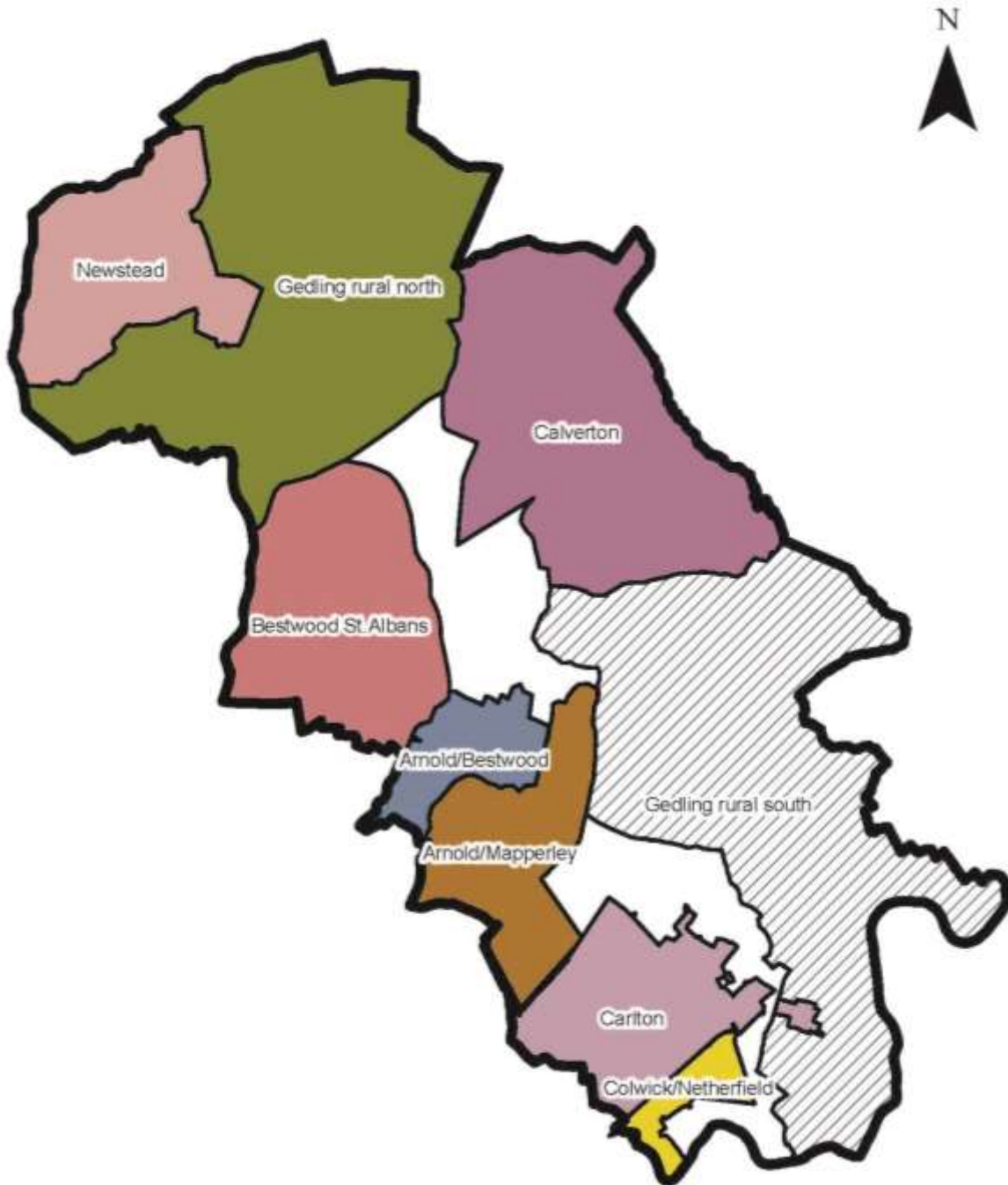
- A.1 All future development sites included in the housing trajectory and five year housing land supply assessment have been identified through the Council's Strategic Housing Land Availability Assessment (SHLAA). The SHLAA database contains:-
- Site allocations allocated in the Aligned Core Strategy 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 2018/19
<b>Weak</b> (Colwick/Netherfield, Newstead)	Up to 10 homes	Year 5	2023/24
	Up to 250 homes	Year 6	2024/25
	Up to 1,000 homes	Year 7	2025/26
<b>Moderate</b> (Arnold/Bestwood, Bestwood St.Albans, Calverton, Carlton, Gedling Rural South)	Up to 10 homes	Year 4	2022/23
	Up to 250 homes	Year 5	2023/24
	Up to 1,000 homes	Year 6	2024/25
<b>Strong</b> (Arnold/Mapperley, Gedling Rural North)	Up to 10 homes	Year 3	2021/22
	Up to 250 homes	Year 4	2022/23
	Up to 1,000 homes	Year 5	2023/24

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.

<b>Urban Area</b>	Net completions 2011 to 2019	1,519
	Planning permissions	457
	Site allocations	
	Teal Close	830
	H1 Rolleston Drive	140
	H2 Brookfields Garden Centre <sup>8</sup>	90
	H3 Willow Farm	110
	H4 Linden Grove	115
	H5 Lodge Farm Lane <sup>9</sup>	148
	H6 Spring Lane <sup>10</sup>	4
	H7 Howbeck Road/Mapperley Plain	205
	H8 Killisick Lane	230
	H9 Gedling Colliery/Chase Farm <sup>11</sup>	960
	X1 Daybrook Laundry	49
	X2 West of A60 A <sup>12</sup>	72
	X3 West of A60 B	150
	Unallocated sites without planning permission	77
	<b>Total</b>	<b>5,156</b>
<b>Hucknall</b>	Net completions 2011 to 2019	81
	Planning permissions	0
	Site allocations	
	North of Papplewick Lane <sup>13</sup>	194
	Top Wighay Farm <sup>14</sup>	670
	H10 Hayden Lane	120
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>1,065</b>
<b>Bestwood Village</b>	Net completions 2011 to 2019	72
	Planning permissions	28
	Site allocations	
	H11 The Sycamores <sup>15</sup>	8

<sup>8</sup> Outline application for up to 32 homes (2017/0155) on part of the site currently being determined.

<sup>9</sup> Outline application for 148 homes (2018/0347) currently being determined.

<sup>10</sup> To date, 146 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>11</sup> To date, 90 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>12</sup> Full permission for 72 homes (2016/0854) granted in December 2018.

<sup>13</sup> To date, 43 homes are built and included in the 'Net completions 2011 to 2019' category.

<sup>14</sup> 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 2019' category. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Those built after 2028 i.e. the remaining 135 homes will not contribute to the housing supply for the plan period.

<sup>15</sup> Full permission for 8 homes (2018/0650) granted in September 2018.

	H12 Westhouse Farm <sup>16</sup>	210
	H13 Bestwood Business Park	220
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>538</b>
<b>Calverton</b>	Net completions 2011 to 2019	191
	Planning permissions	42
	Site allocations	
	H14 Dark Lane <sup>17</sup>	57
	H15 Main Street <sup>18</sup>	79
	H16 Park Road <sup>19</sup>	390
	X4 Flatts Lane	84
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>843</b>
<b>Ravenshead</b>	Net completions 2011 to 2019	101
	Planning permissions	23
	Site allocations	
	H17 Longdale Lane A	30
	H18 Longdale Lane B <sup>20</sup>	31
	H19 Longdale Lane C <sup>21</sup>	51
	X5 Kighill Lane A	20
	X6 Kighill Lane B	30
	Unallocated sites without planning permission	0
	<b>Total</b>	<b>286</b>
<b>Other Villages</b>		
<b>Burton Joyce</b>	Net completions 2011 to 2019	15
	Planning permissions	28
	Site allocations	
	H20 Mill Field Close <sup>22</sup>	14
	H21 Orchard Close <sup>23</sup>	15
	Unallocated sites without planning permission	0
	<b>Total (Burton Joyce)</b>	<b>72</b>
<b>Woodborough</b>	Net completions 2011 to 2019	13
	Planning permissions	5
	Site allocations	

<sup>16</sup> Outline permission for 101 homes on part of the site (2014/0238) granted in March 2019.

<sup>17</sup> Full application for 54 homes on majority of site (2017/1263) granted in March 2019 subject to the signing of the s106. Total of 57 homes including the 3 homes on the remainder of the site.

<sup>18</sup> Outline application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106.

<sup>19</sup> Outline application for up to 365 homes (2018/0607) on part of the site currently being determined.

<sup>20</sup> Outline application (2014/0273) for 31 homes granted in August 2018 subject to the signing of the s106.

<sup>21</sup> Reserved matters application (2017/1164) for 51 homes currently being determined.

<sup>22</sup> Reserved matters permission for 14 homes (2018/0613) granted in December 2018.

<sup>23</sup> Outline application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106.



	H23 Ash Grove <sup>24</sup>	11
	H24 Broad Close	15
	Unallocated sites without planning permission	0
	<b>Total (Woodborough)</b>	<b>44</b>
Lambley	Net completions 2011 to 2019	22
	Planning permissions	14
	Unallocated sites without planning permission	0
Linby	Net completions 2011 to 2019	4
	Planning permissions	1
	Unallocated sites without planning permission	0
Newstead	Net completions 2011 to 2019	9
	Planning permissions	0
	Site allocations H22 Station Road	0
	Unallocated sites without planning permission	0
Papplewick	Net completions 2011 to 2019	2
	Planning permissions	0
	Unallocated sites without planning permission	0
Stoke Bardolph	Net completions 2011 to 2019	0
	Planning permissions	0
	Unallocated sites without planning permission	0
	<b>Total (Lambley, Linby, Newstead, Papplewick and Stoke Bardolph)</b>	<b>52</b>
	<b>Total (all villages)</b>	<b>168</b>
<b>Windfall Allowance</b> <sup>25</sup>		<b>240</b>
<b>Total</b>		
<b>Target</b>		<b>8,296</b>

<sup>24</sup> Full permission for 12 homes (2007/0831) granted in November 2000. To date, plot 1 built in May 2018 and included in the 'Net completions 2011 to 2019' category.

<sup>25</sup> 40 dwellings per annum from Year 4 (i.e. 2022/23). 40 dwellings x 6 remaining years in the plan period (i.e. 2022 to 2028) = 240.

## 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 2019:-

Arnold = 614 homes  
 Carlton = 905 homes  
 Total = 1,519 homes

### Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
ACS	Teal Close	Carlton	830	Greenfield land	Council assumptions based on the previous SHLAA consultation 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). First housing phase of 199 homes is currently under construction (2017/0800). 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. Reserved matters application (2019/0152) for the second housing phase of 367 dwellings was submitted in February 2019 and is currently being determined. Reserved matters application (2019/0560) for the third and final housing phase of 264 dwellings was submitted in June 2019 and is currently being determined. Information from the previous SHLAA 2017 consultation indicates 56 dwellings would be built in 2018/19, 90 dwellings in 2019/20, 90 dwellings in 2020/21 and 95 dwellings per year from 2021/22 onwards. As at 31 March 2019, no dwellings have been completed but construction is underway.	90	90	95	95	95	95	95	95	95	80
H1	Rolleston Drive	Arnold	140	Brownfield land	SHLAA consultation response 2019	SHLAA site 6/18. The site is allocated in the Local Planning Document (site H1). Informal planning guidance for the site has been prepared and indicates 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. Successful bid for housing zone capacity funding. Bid submitted to the Homes and Communities Agency (HCA)'s accelerated construction fund. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	39	39	39	23	0	0	0	0	
H2	Brookfields Garden Centre	Arnold	90	Brownfield land	SHLAA consultation response 2019	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) granted in October 2018 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	25	30	30	0	0	
H3	Willow Farm	Carlton	110	Greenfield land	SHLAA consultation response 2019	Part of SHLAA site 6/459 is allocated for 110 homes in the Local Planning Document (site H3). Total site capacity is 290 homes. The site cannot be developed until the Gedling Access Road (GAR) has commenced. Information from the SHLAA 2019 consultation provides the delivery rates for the site, which indicates houses to come forward from 2020/21 with the assumption that the GAR is complete by spring 2020.	0	30	40	40	0	0	0	0	0	

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					2024-25	2025-26	2026-27	2027-28
							2019-20	2020-21	2021-22	2022-23	2023-24				
H4	Linden Grove	Carlton	115	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/542. 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 2019 consultation indicates the information provided through the previous SHLAA 2018 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. The Compulsory Purchase Order (CPO) progress for the GAR is progressing. The CPO was made on 25 October 2018. Following the statutory objection period, all objections have now been withdrawn and it has been confirmed that a Public Inquiry is no longer required. Nottinghamshire County Council now awaits the Secretary of State's formal confirmation of the Orders which will enable construction of the GAR to commence in Winter 2019 and complete construction in Autumn 2021. Information from the SHLAA 2019 consultation provides the delivery rates for the site which is based on the first scenario (i.e. the site cannot be permitted to deliver homes prior to completion of the GAR) and in the light of progress with the CPO for the GAR. The applicant intends to submit an outline planning application in around October 2019.	0	0	40	40	35	0	0	0	0
H5	Lodge Farm Lane	Arnold	148	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/48. The site is allocated in the Local Planning Document (site H5). Outline planning application for up to 148 homes was submitted in March 2018 and is currently being determined (2018/0347). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	10	50	50	38	0	0	0	0
H6	Spring Lane	Carlton	4	Greenfield land		SHLAA site 6/52. Site completed in April 2019.	4	0	0	0	0	0	0	0	0
H7	Howbeck Road/ Mapperley Plains	Arnold	205	Greenfield land	Council assumptions based on the previous SHLAA consultation 2017	The site (which consists of SHLAA site 6/51 and 6/671) is allocated for 205 homes in the Local Planning Document (site H7). Full planning application for 164 homes on this site (which covers the majority of the housing allocation) was submitted in March 2019 and is currently being determined (2019/0213). Information from the previous SHLAA 2017 consultation provides the delivery rates for the allocation site. The delivery rates information has been put back a year.	0	65	70	70	0	0	0	0	0
H8	Killisick Lane	Arnold	230	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/50, 6/871 (part), 6/872, 6/873 (part) and 6/1032) is allocated for 230 homes 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. Information from the SHLAA 2019 consultation states the information provided above remains unchanged.	0	15	50	55	55	55	0	0	0
H9	Gedling Colliery/ Chase Farm	Carlton	960	Predominantly brownfield land	SHLAA consultation response 2019	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). As at 31 March 2019, 90 plots have been built. Information from the SHLAA 2019 consultation indicates the delivery rates of 110 homes in 2019/20 and 120 per year from 2020/21 following completion of the Gedling Access Road.	110	120	120	120	120	120	120	120	10

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
X1	Daybrook Laundry	Arnold/ Bestwood	49	Brownfield land	Council assumptions	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. Information from the previous SHLAA 2017 consultation indicates a full planning application submission and delivery of the site is proposed to take place within 3 years.	0	0	9	20	20	0	0	0	0
X2	West of A60 A	Arnold/ Bestwood	72	Brownfield land	Council assumptions	SHLAA site 6/479. The site is allocated in the Local Planning Document (site X2). Full planning permission for 72 homes (2016/0854) granted in December 2018 and includes s106.	0	0	30	30	12	0	0	0	0
X3	West of A60 B	Arnold/ Bestwood	150	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/778. The site is allocated in the Local Planning Document (site X3). Information from the SHLAA 2019 consultation states the submission of planning application is anticipated in summer 2019 and construction on site will commence in Spring 2020 and be completed by March 2023.	0	50	50	50	0	0	0	0	0
Total							204	419	593	614	423	300	245	215	90

## Sites with planning permission

### Arnold

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
6/89	Ashington Drive (Plot 15)	Arnold/ Bestwood	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0885).	1	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	
6/1105	Birkland Avenue (25)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0584) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	
6/1106	Birkland Avenue (30)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission (2018/0525) granted in August 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	
6/351	Calverton Road	Arnold/ Bestwood	6	Greenfield land	Council assumptions	Remaining six plots remain undeveloped on site - plots 35, 36, 48, 49, 62 and 63. Information received in 2018 indicates that the landowner is in the process of selling these plots and the purchasers do have the intention of building them. Full planning permission for 1 detached dwelling on plot 35 (21 Ellington Road) was granted in June 2019 (2019/0205). Full planning application for 2 semi-detached dwellings on plot 48 (7 Glanton Way) was submitted in January 2019 and is currently being determined (2019/0033). Full planning application for 1 detached dwelling on plot 62 (9 Shotton Drive) was submitted in May 2019 and is currently being determined (2019/0454). Plot 63 (14 Shotten Drive) is currently under construction for 1 detached dwelling (2018/0844NMA).	1	0	0	0	5	0	0	0	0		
6/1113	Church Street (3)	Arnold/ Bestwood	2	Brownfield land	Council assumptions	Full planning permission for change of use from offices to two apartments (2018/0749) granted in November 2018.	0	0	0	2	0	0	0	0	0	0	
6/929	Churchmoor Lane (50)	Arnold/ Bestwood	1	Greenfield land		Site completed in May 2019.	1	0	0	0	0	0	0	0	0	0	
6/1080	Clumber Avenue (5)	Arnold/ Mapperley	2	50/50 brownfield and greenfield land		Site completed in June 2019.	2	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	
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	4	0	0	0	0	0	0	0	
6/1002	Danes Close (garage site 2)	Arnold/ Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	0	0	0	0	0	0	0	0	0	
6/626	Fairacre and Mapperley Plains (335)	Arnold/ Mapperley	9	Predominantly greenfield land	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	5	4	0	0	0	0	0	0	
6/1004	Falconers Walk (garage site 6)	Arnold/ Bestwood	2	Brownfield land		Site complete. This has been confirmed by Local Tax (June 2019).	2	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	1	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	1	0	0	0	0	0	0	0	0	

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions											
							Five Year Period											
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28			
6/1049	Greys Road (1, Land Adj To)	Bestwood St.Albans	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2016/1264) granted in April 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the landowner hopes to start construction work on site in 2019 and complete within 3-5 years.	0	0	1	0	0	0	0	0	0	0		
6/1098	Henry Street (6)	Arnold/ Mapperley	1	Brownfield land	Council assumptions	Full planning permission (2018/0353) granted in May 2018 for the conversion of 1 existing dwelling to 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0		
6/93	Henry Street (10)	Arnold/ Bestwood	4	Predominantly greenfield land	Council assumptions	Site is currently under construction (2018/1077).	4	0	0	0	0	0	0	0	0	0		
6/851	Kenneth Road	Arnold/ Bestwood	3	Greenfield land	SHLAA consultation response 2019	The site has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop the site around 2022/23.	0	0	0	3	0	0	0	0	0	0		
6/612	Maitland Road (Garage)	Arnold/ Mapperley	2	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Site is currently under construction (2010/0240).	2	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 2019, 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		
6/1114	Nottingham Road (113-119, Land Rear Of)	Arnold/ Bestwood	2	Brownfield land	Council assumptions	Full planning permission for two new residential flats (2018/0829) granted in November 2018.	0	0	0	2	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.	3	0	0	0	0	0	0	0	0	0		
6/933	Nursery Road (56)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/0801) granted in May 2017.	0	1	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		
6/1097	Sandfield Road (98)	Arnold/ Mapperley	3	Greenfield land	Council assumptions	Full planning permission for three new dwellings (2018/0091) granted in May 2018.	0	0	3	0	0	0	0	0	0	0		
6/930	The School House (323 Gedling Road)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/0826) granted in December 2017.	0	1	0	0	0	0	0	0	0	0		
6/797	Warren Hill Community Church	Bestwood St Albans	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission for residential development (2017/0557) granted in March 2018. Information from the previous 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	6	0	0	0	0	0	0	0		
6/1074	Wesleyan Reform Church	Arnold/ Bestwood	5	Brownfield land		Site completed in June 2019.	5	0	0	0	0	0	0	0	0	0		
6/218	Woodchurch Road (64, Land South Of)	Bestwood St Albans	4	Greenfield land	Council assumptions	Full planning permission for four new dwellings (2018/0911) granted in January 2019 and includes s106.	0	0	0	4	0	0	0	0	0	0		
Total							31	4	22	15	5	0	0	0	0	0		



## Carlton

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
6/1118	Barons Close (2, Land To The South Of)	Carlton	2	Brownfield land	Council assumptions	Site is currently under construction (2018/0709).	2	0	0	0	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	1	0	0	0	0	0	0	0	0	
6/162	Briarbank Avenue (Land North)	Carlton	12	Brownfield land	Council assumptions	Full planning permission for 12 apartments (2018/0926) granted in November 2018.	0	0	0	6	6	0	0	0	0	0	
6/991	Broadway East (2)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2018/0997) granted in December 2018.	0	0	0	1	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	1	0	0	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	4	0	0	0	0	0	0	0	
6/979	Carlton Hill (137, Land Adj To)	Carlton	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2017/1102) granted in December 2017.	0	0	2	0	0	0	0	0	0	0	
6/1128	Carlton Police Station	Carlton	66	Brownfield land	Council assumptions	Full planning permission for the conversion of a police station into 42 apartments and a new block of 24 apartments (2018/0549) granted in March 2019. Site visit indicates that development has started on site.	0	22	22	22	0	0	0	0	0	0	
6/1062	Celia Drive (5, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Outline planning permission for a new dormer bungalow (2019/0008) granted in April 2019.	0	0	0	0	1	0	0	0	0	0	
6/1112	Church Street (9)	Carlton	5	Brownfield land	Council assumptions	Full planning permission for change of use to five residential flats (2018/0717) granted in October 2018.	0	0	0	5	0	0	0	0	0	0	
6/985	Conisbrough Avenue (10)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2015/1431). Information from the SHLAA 2019 consultation states that site is almost complete.	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	
6/897	DBH House	Carlton	45	Brownfield land		Site completed in April 2019.	45	0	0	0	0	0	0	0	0	0	
6/1122	Deabill Street (87, Land Adj To)	Colwick/ Netherfield	2	Greenfield land	Council assumptions	Site is currently under construction (2018/0932).	2	0	0	0	0	0	0	0	0	0	
6/1129	Doveridge Road (7)	Carlton	1	Brownfield land	Council assumptions	Full planning permission (2018/1160) granted in March 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	1	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	2	0	0	0	0	0	0	0	
6/1055	Earl Of Chesterfield	Carlton	14	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Full planning permission for mixed use building of retail units and 14 2-bed apartments (2016/0875) granted in June 2017. The public house on site was demolished in 2018. Information from the SHLAA 2019 consultation indicates that development is likely to proceed in 2019.	0	7	7	0	0	0	0	0	0	0	
6/1076	Elm Avenue (17)	Carlton	2	Predominantly brownfield land	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	2	0	0	0	0	0	0	0	

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions										
							Five Year Period										
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28		
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	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	1	0	0	0	0	0	0	0	0	
6/1117	Gardenia Grove (31-35)	Arnold/ Mapperley	4	Greenfield land	Council assumptions	Outline planning permission for four new dwellings (2018/0450) granted in November 2018.	0	0	4	0	0	0	0	0	0	0	
6/817	Godfrey Street (77)	Colwick/ Netherfield	4	Predominantly greenfield land	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.	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	
6/848	Green's Farm Lane (27)	Carlton	1	Greenfield land	SHLAA consultation response 2019	The plot has extant planning permission dating back to 1970-80's. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot around 2022/23.	0	0	0	1	0	0	0	0	0	0	
6/254	Hallam Road (67-69)	Arnold/ Mapperley	5	Brownfield land	Council assumptions	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	5	0	0	0	0	0	0	0	0	
6/821	Ivy Villa	Carlton	4	Predominantly greenfield land		Site complete. This has been confirmed by Local Tax (May 2019).	4	0	0	0	0	0	0	0	0	0	
6/1107	Lymn Avenue (26, Land Adj To)	Carlton	1	Greenfield land	Council assumptions	Full planning permission for a new dwelling (2017/1521) granted in August 2018.	0	0	0	1	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	3	0	0	0	0	0	0	0	0	
6/83	Manvers Street (24 & 32)	Colwick/ Netherfield	2	Brownfield land	Council assumption	Full planning permission for 2 dwellings (2018/0173) granted in August 2018.	0	0	0	0	2	0	0	0	0	0	
6/1108	Mapperley Plains (148)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	Site is currently under construction (2018/0693).	0	1	0	0	0	0	0	0	0	0	
6/1095	Marshall Road (33)	Arnold/ Mapperley	1	50/50 brownfield and greenfield land	Council assumptions	Outline planning permission (2017/1329) granted in April 2018 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	1	0	0	0	0	0	0	0	
6/1050	Marshall Road (35)	Arnold/ Mapperley	1	Greenfield land	Council assumptions based on previous 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.	1	0	0	0	0	0	0	0	0	0	
6/1102	Meadow Road (36)	Colwick/ Netherfield	1	Brownfield land		Change of use of first and second floor offices to a residential flat has been implemented. This has been confirmed by Local Tax (June 2019).	1	0	0	0	0	0	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 (2018/0045) granted in October 2018 subject to the signing of the s106. Assume the s106 will be signed during 2019/20 and the site delivered from 2025/26 onwards.	0	0	0	0	0	0	10	15	15		
6/200	Midland Road	Carlton	6	Greenfield land	Council assumptions based on previous SHLAA consultation response 2018	Full planning permission (2016/0632) granted in July 2017. Information from the previous SHLAA 2018 consultation indicates that the site is currently on the market for sale.	0	0	6	0	0	0	0	0	0	0	



Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/902	Midland Road (6)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0066). SHLAA 2019 consultation says the sitw 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 2019/20.	1	0	0	0	0	0	0	0	0	0
6/737	Mile End Road (Electricity Sub Station)	Colwick/ Netherfield	5	Brownfield land	Council assumptions	Full planning permission for five new dwellings (2017/1081) granted in August 2018.	0	0	0	0	5	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
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 2019/20.	1	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	2	0	0	0	0	0	0	0
6/505	Northcliffe Avenue (48)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0066) granted in January 2017.	0	0	2	0	0	0	0	0	0	0
6/159, 6/160 & 6/161	Nursery Drive (1) Plots A, B and C	Carlton	3	Greenfield land	Council assumptions	Outline planning permission for three new dwellings (2018/0499) granted in December 2018.	0	0	0	3	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	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.	1	0	0	0	0	0	0	0	0	0
6/1040	Plains Road (96)	Arnold/ Mapperley	13	Predominantly greenfield land	Council assumptions	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 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates 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	
6/1087	Porchester Road (164-166, Land to the Rear Of)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2017/1559).	1	0	0	0	0	0	0	0	0	0
6/960	Porchester Road (194)	Carlton	3	Greenfield land	Council assumptions	Two full planning permissions granted on site - a conversion of existing loft to create 2 flats (2015/0263) granted in May 2015 and a conversion of 1 flat to form 2 flats (2018/0758) granted in September 2018. This means a net gain of 3 flats. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which states that the construction of the site is currently underway.	2	1	0	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	2	0	0	0	0	0	0	0
6/990	Prospect Road (90)	Carlton	1	Greenfield land	Council assumptions	Site is currently under construction (2016/0748).	1	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	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/962	Rowland Avenue (1)	Arnold/ Mapperley	1	Greenfield land	Council assumptions	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.	1	0	0	0	0	0	0	0	0	0
6/818	Sandford Road (2 & 2A)	Arnold/ Mapperley	8	Predominantly greenfield land	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 from the previous SHLAA 2017 consultation indicates that the site is currently on the market and it is expected the site be completed within 3 years after permission granted.	0	8	0	0	0	0	0	0	0	0
6/1096	Sandford Road (23)	Arnold/ Mapperley	2	Greenfield land	Council assumptions	Outline planning permission for two new dwellings (2018/0043) granted in April 2018.	0	0	2	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 (2016/0347) to vary condition 12 of 2008/0287 which relates to amended plans showing minor changes to the proposed layout and elevations and amend previously agreed s106 planning obligation to omit the integrated transport and public open space contributions and reduce the education contribution on viability grounds was refused in December 2018 and an appeal logged (APP/N3020/W/19/32222859). Appeal allowed in June 2019.	0	11	11	11	11	0	0	0	0	0
6/1031	Standhill Road (219, Land Adj To)	Arnold/ Mapperley	2	Brownfield land		Site complete. This has been confirmed by Local Tax (May 2019).	2	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	1	0	0	0	0	0	0
6/1092	Victoria Road (1-3)	Colwick/ Netherfield	1	Brownfield land	Council assumptions	Work on the conversion of first and second floor offices to 7 flats was completed in June 2018 (2017/0638PN). This site has permitted development rights (Class O) for change of use of ground floor bank office space to 1 flat (2018/0875PN).	0	0	0	0	1	0	0	0	0	0
6/1127	Victoria Road (28)	Colwick/ Netherfield	5	Brownfield land	Council assumptions	Full planning permission for change of use of upper floors to five residential flats (2019/0002) granted in March 2019.	0	0	0	0	5	0	0	0	0	0
6/170	Waterhouse Lane (15, Land Adj To)	Carlton	1	50/50 brownfield and greenfield land	SHLAA consultation response 2019	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 previous SHLAA 2018 consultation states the applicant intends to develop the site in 2022/23.	0	0	0	1	0	0	0	0	0	0
6/1103	West View Road (G And M Electrics)	Carlton	1	Brownfield land		Site completed in June 2019.	1	0	0	0	0	0	0	0	0	0
6/229	Westdale Lane East (72-74)	Carlton	10	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0157) granted in October 2017.	0	0	10	0	0	0	0	0	0	0
6/137	Wood Lane	Carlton	14	Greenfield land	Council assumptions	Full planning application (2018/0577) for 14 dwellings was granted in February 2019 and includes s106.	0	0	0	7	7	0	0	0	0	0
6/365	Wood Lane (31)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Full planning permission for a chalet bungalow (2003/0923). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	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	1	0	0	0	0	0	0	0	0
Total							75	63	87	70	45	0	10	15	15	

## Unallocated sites without planning permission

### Arnold

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/94	Georgia Drive (27 & 48)	Arnold/ Bestwood	2	Greenfield land	SHLAA consultation response 2018	Full planning permission for a new dwelling (92/1690) lapsed in February 1998. Information from the previous SHLAA 2018 consultation states that the applicant intends to build 2 plots around 2023/24.	0	0	0	0	2	0	0	0	0
Total							0	0	0	0	2	0	0	0	0

### Carlton

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/172	Burton Avenue (6A)	Carlton	1	Greenfield land	SHLAA consultation response 2019	Outline planning permission for a new dwelling (2005/0233) lapsed in 2008. Information from the SHLAA 2019 consultation states that the applicant intends to develop a plot in 2020/21.	0	1	0	0	0	0	0	0	0	0
6/209	Burton Road	Carlton	8	Brownfield land	Council assumptions based on previous SHLAA consultation response 2018	The boundary was amended in 2019 to exclude the area (to the north west of the site) not owned by the Council. Outline planning permission for three dwellings (2006/0202) lapsed in April 2009. 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 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the Council are still working on proposals to redevelop the site for social housing.	0	8	0	0	0	0	0	0	0	0
6/1039	Chase Farm, Mapperley Plains	Arnold/ Mapperley	37	Greenfield land	SHLAA consultation response 2019	Due to the topography, it is estimated that 37 dwellings can be provided on site. 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 a detailed application regarding access off the GAR and an outline planning application in Summer 2019 in order to establish massing and unit numbers for the residential development of the site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	20	17	0	0	0	0	0	0
6/241	Deabill Street	Colwick/ Netherfield	4	Brownfield land	Council assumptions based on SHLAA consultation response 2019	Outline planning permission for two dwellings (2006/0810) 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 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates Gedling Homes may be interested in developing the site for 4 homes.	0	4	0	0	0	0	0	0	0	0
6/802	Oakdale Road (194, 196, 198, 200 and 202, Land To the Rear Of)	Carlton	12	Greenfield land	Council assumptions	Full planning permission for 5 dwellings (2013/0253) lapsed in September 2016. Full planning application for 12 dwellings (2016/0726) granted in December 2016 subject to the signing of the s106. Information from the previous SHLAA consultation indicates that the site will be delivered 3 years after permission is granted. Assume the s106 will be signed during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	6	6	0	0	0	0
6/71	Standhill Avenue	Carlton	13	Brownfield land	Council assumptions	Site is brownfield land within the urban area. Full planning application for 7 dwellings and 6 flats was submitted in April 2019 and is currently being determined (2019/0435).	0	0	0	0	6	7	0	0	0	0
Total							0	13	20	17	12	13	0	0	0	0

## Edge of Hucknall

Net completions 1 April 2011 to 31 March 2019:-

81 homes

### Site allocations – Aligned Core Strategy and Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					Completions			
							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	194	Greenfield land	Council assumptions	SHLAA site 6/463. The site is allocated in the Aligned Core Strategy and is currently under construction for 237 homes (2017/0201). As at 31 March 2019, 43 plots have been built.	60	60	60	14	0	0	0	0	0
ACS	Top Wighay Farm	Gedling Rural North	805	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/989. The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Revised development brief adopted in February 2017. Since 2017 a bid for funding has now been approved and will provide a considerable proportion of the total costs for infrastructure. A condition of the funding offer is to build out 805 homes at an accelerated pace and for the infrastructure into the first phase of the site to be completed by March 2021. It is expected that the first phase of the development will provide around 170 homes by March 2023 with further phases delivering a further 635 homes by 2028/29. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	70	100	100	100	100	100	100
H10	Hayden Lane	Gedling Rural North	120	Greenfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/460. The site is allocated in the Local Planning Document (site H10). Information from the SHLAA 2019 consultation states that the applicant intends to put the site on the market for residential development.	0	20	35	35	30	0	0	0	0
Total							60	80	165	149	130	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 2019:-

72 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					Completions			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H11	The Sycamores	Bestwood St Albans	8	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/484. The site is allocated in the Local Planning Document (site H11). Full planning permission for eight homes (2018/0650) granted in September 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	4	4	0	0	0	0	0	0	0
H12	Westhouse Farm	Bestwood St Albans	210	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/26. The site is allocated for 210 homes in the Local Planning Document (site H12). Outline planning permission for 101 homes (2014/0238) on part of the site allocation granted in March 2019 and includes s106. Reserved matters application (2018/0823) for 101 homes is currently being determined. Information from the SHLAA 2019 consultation provides the delivery rates for the site. An application for phase 2 (109 homes) will be submitted in due course and development of phase 2 will follow on from phase 1 to enable the development to be completed during the plan period.	0	25	25	25	26	25	25	30	29
H13	Bestwood Business Park	Bestwood St Albans	220	Brownfield land	Council assumptions based on SHLAA consultation response 2019	SHLAA site 6/20. The site is allocated in the Local Planning Document (site H13). Outline planning permission for up to 220 homes (2014/0214) lapsed in March 2018. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which indicates that in the short term 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	55	55	55	55
Total							4	29	25	25	26	80	80	85	84

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield/	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/683	Bottom House Farm (Barn)	Bestwood St Albans	2	Brownfield land	Council assumptions	Full planning permission for residential development (2016/0640) granted in July 2016.	0	2	0	0	0	0	0	0	0
6/1110	Eden Lodge Care Home	Bestwood St.Albans	10	Brownfield land	Council assumptions	There are two outline planning permissions for 10 dwellings and 64-bed residential care home both granted in September 2018 (2018/0318 and 2018/0319).	0	0	0	5	5	0	0	0	0
6/1063	Goosedale Lane (Land South Of)	Bestwood St.Albans	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0531) granted in October 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which indicates that the applicant would like to proceed with the conversion of the building to a dwelling but has outstanding issue regarding the electricity supply to the building.	0	0	1	0	0	0	0	0	0
6/269	Hill Road (42, Land Adj To)	Bestwood St Albans	2	Greenfield land	Council assumptions	Full planning permission for two new dwellings (2018/0503) granted in September 2018.	0	0	0	2	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
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	2	0	0	0	0	0	0	0	0
6/829	Land Off Beeston Close	Bestwood St Albans	7	Greenfield land	Council assumptions	Site is currently under construction (2017/0194).	7	0	0	0	0	0	0	0	0	0
6/814	The Sycamores	Bestwood St Albans	3	Predominantly greenfield land	SHLAA consultation response 2019	Site is currently under construction (2016/0609) for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	3	0	0	0	0	0	0	0	0	0
6/1067	Wild Acres	Bestwood St.Albans	1	Greenfield land	Council assumptions	Site is currently under construction (2017/0998).	1	0	0	0	0	0	0	0	0	0
Total							11	4	1	7	5	0	0	0	0	0

**Unallocated sites without planning permission**

None.



## Calverton

Net completions 1 April 2011 to 31 March 2019:-

191 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							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	SHLAA consultation response 2019	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 has been constructed for phase 1. Full planning application for 54 homes on the majority part of the site (southern portion of the site) (2017/1263) granted in March 2019 subject to the signing of the s106. The 3 homes on the remainder of the site (northern portion of the site) remain unchanged. Total of 57 homes on site. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	17	20	20	0	0	0	0	0
H15	Main Street	Calverton	79	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/544. The site is allocated in the Local Planning Document (site H15). Outline planning application for up to 79 homes (2018/0360) granted in March 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	25	25	29	0	0	0	0
H16	Park Road	Calverton	390	Greenfield land	Council assumptions based on SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/47 (part), 6/662 and 6/665 (part)) is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated for 390 homes in the Local Planning Document (site H16). Outline application (2018/0607) for up to 365 homes on the majority of the site and full application (2018/0817) for 20 bungalows on the small part of the site (i.e. the car park at North Green) are currently being determined. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged. The delivery rates information has been put back a year.	0	40	50	50	50	50	50	50	50
X4	Flatts Lane	Calverton	84	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/37. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site is allocated in the Local Planning Document (site X4). Outline planning application for up to 84 homes (2018/1143) granted in April 2019 subject to the signing of the s106. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	24	30	30	0	0	0	0	0
Total							0	81	125	125	79	50	50	50	50

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							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	1	0	0	0	0	0	0	0
6/946	Broadfields (38)	Calverton	1	Greenfield land	Council assumptions	Site is currently under construction (2015/0645).	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1075	Burnor Pool (7, 8 and The Oasis)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2017/0240) for the replacement of 2 existing dwellings and a hall with 3 dwellings, net gain of 1 dwelling.	1	0	0	0	0	0	0	0	0	0
6/1028	Crookdole Lane (21)	Calverton	2	Greenfield land	Council assumptions	Site is currently under construction (2015/1358).	2	0	0	0	0	0	0	0	0	0
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
6/489	Little Tithe Farm	Calverton	3	Brownfield land	SHLAA consultation response 2019	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 2019 consultation provides the delivery rates for the site. The applicant states that the consent for the replacement dwelling has, following the discharge of all pre-commencement conditions, now been implemented and that they are still intending to develop the other two dwellings.	1	2	0	0	0	0	0	0	0	0
6/490	Longue Drive (Plots 34 To 59)	Calverton	8	Greenfield land	SHLAA consultation response 2019	Site is currently under construction (2008/0700). As at 31 March 2019, 18 dwellings have been built which means 8 dwellings remaining (plots 38, 39, 47, 48, 49, 50, 51 and 52). Information from the SHLAA 2019 consultation provides the delivery rates for the site.	6	2	0	0	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 previous SHLAA 2018 consultation states that the applicant intends to develop plot 70 around 2022-23.	0	0	0	1	0	0	0	0	0	0
6/1079	Main Street (92)	Calverton	4	Predominantly greenfield land	Council assumptions	Full planning permission (2016/1267) granted in January 2019 for a replacement dwelling with 5 dwellings, net gain of 4 dwellings.	0	0	0	4	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
6/390	Renals Way	Calverton	5	Greenfield land	SHLAA consultation response 2019	Site is currently under construction. Information from the SHLAA 2019 consultation provides the delivery rates for the site.	0	0	0	5	0	0	0	0	0	0
6/948	Spring Farm Kennels (plot 1)	Calverton	1	Brownfield land	Council assumptions	Site is currently under construction (2015/1333).	1	0	0	0	0	0	0	0	0	0
6/733	Spring Farm Kennels (plots 2 and 3)	Calverton	2	Brownfield land	Council assumptions based on previous SHLAA consultation response 2017	Full planning permission for change of use of kennel buildings to two dwellings (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
6/801	Spring Farm Kennels (plot 4)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0725) granted in October 2018. 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
6/947	Spring Farm Kennels (plot 5)	Calverton	1	Brownfield land	Council assumptions	Full planning permission for a new dwelling (2018/0726) granted in October 2018.	0	0	0	1	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	4	4	0	0	0	0	0	0
Total							18	5	4	15	0	0	0	0	0	0

#### Unallocated sites without planning permission

None.



## Ravenshead

Net completions 1 April 2011 to 31 March 2019:-

101 homes

### Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
H17	Longdale Lane A	Gedling Rural North	30	Greenfield land	Council assumptions based on SHLAA consultation response 2019 and delivery rates for SHLAA site 6/40	SHLAA site 6/41. The site is allocated in the Local Planning Document (site H17). Information from the SHLAA 2019 consultation states the site can only be delivered when site H19 is developed as access to the H17 site can only be from site H19.	0	0	0	10	20	0	0	0	0
H18	Longdale Lane B	Gedling Rural North	31	Greenfield land	Council assumptions	SHLAA site 6/39. The site is allocated in the Local Planning Document (site H18). Outline planning application (2014/0273) for up to 31 homes granted in August 2018 subject to the signing of the s106. Information from SHLAA 2019 consultation states that the drafting of the s106 is still ongoing.	0	0	0	10	21	0	0	0	0
H19	Longdale Lane C	Gedling Rural North	51	Greenfield land	Council assumptions	SHLAA site 6/40. The site is allocated in the Local Planning Document (site H19). Part of the site has outline planning permission for up to 70 homes (2013/0836). A reserved matters application was submitted in October 2017 for 51 homes (2017/1164) and is currently being determined.	0	0	20	31	0	0	0	0	0
X5	Kighill Lane A	Gedling Rural North	20	Predominantly greenfield land	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. Full planning permission for a new dwelling on the north part of SHLAA site 6/669 (2018/1004) granted in January 2019.	0	0	10	10	0	0	0	0	0
X6	Kighill Lane B	Gedling Rural North	30	Predominantly greenfield land	Council assumptions based on SHLAA consultation response 2019 for site 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	2	14	14	0	0	0	0
Total							0	0	32	75	54	0	0	0	0

### Sites with planning permission

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
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	1	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
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	1	0	0	0	0	0	0	0	0
6/1088	Heavytrees Avenue (9)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2017/1494) 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
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	1	0	0	0	0	0	0	0	0
6/800	Longdale Lane (12)	Gedling Rural North	3	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0909) granted in November 2018 for a replacement dwelling with 4 dwellings, net gain of 3 dwellings.	0	0	3	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 work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0
6/1026	Longdale Craft Centre	Gedling Rural North	3	Brownfield land	Council assumptions	Site is currently under construction (2017/0960).	3	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	1	0	0	0	0	0	0	0
6/563	Nottingham Road (102, Land Rear Of)	Gedling Rural North	1	Brownfield land		Information from the SHLAA 2019 consultation states that the site is now complete. This has been confirmed by Local Tax (June 2019).	1	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
6/1101	Sheepwalk Lane (86)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction for a replacement dwelling (2018/0425). The existing dwelling has been demolished and work on the replacement plot has started.	1	0	0	0	0	0	0	0	0	0
6/1053	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	1	0	0	0	0	0	0	0	0
6/1027	Sheepwalk Lane (88)	Gedling Rural North	1	Brownfield land		Site completed in June 2019.	1	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	1	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
6/1109	Vernon Crescent (81)	Gedling Rural North	2	Predominantly greenfield land	Council assumptions	Full planning permission (2018/0586) granted in September 2018 for a replacement dwelling with 3 dwellings, net gain of 2 dwellings.	0	0	2	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).	1	0	0	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/633	Woodlands Farm (outbuilding)	Gedling Rural North	1	Greenfield land	SHLAA consultation 2018	The 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 previous 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	5	6	0	0	0	0	0	0	0

**Unallocated sites without planning permission**

None.

## Other Villages

Net completions 1 April 2011 to 31 March 2019:-

Burton Joyce	= 15 homes
Lambley	= 22 homes
Linby	= 4 homes
Newstead	= 9 homes
Papplewick	= 2 homes
Stoke Bardolph	= zero
Woodborough	= 13 homes
Total	= 65 homes

## Site allocations – Local Planning Document

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period								
							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	SHLAA consultation response 2019	SHLAA site 6/469. The site is allocated for 20 homes in the Local Planning Document (site H20). Full planning permission for 14 homes (2018/0613) granted in December 2018 and includes s106. Information from SHLAA 2019 consultation states that the construction of the site is currently underway and provides the delivery rates for the site.	9	5	0	0	0	0	0	0	0
H21	Orchard Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/537. The site is allocated in the Local Planning Document (site H21). Outline planning application for up to 15 homes (2018/1034) granted in February 2019 subject to the signing of the s106. Information from SHLAA 2019 consultation provides the delivery rates for the site.	0	15	0	0	0	0	0	0	0
H22	Station Road	Newstead	40	Predominantly greenfield land	Council assumptions	SHLAA site 6/132. 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
H23	Ash Grove	Gedling Rural South	12	Greenfield land	SHLAA consultation response 2019	SHLAA site 6/196. The site is allocated in the Local Planning Document (site H23). This site has full planning permission for 12 homes (2007/0831). Plot 1 (2016/0888) was built in May 2018. Information from the SHLAA 2019 consultation provides the delivery rates for the remainder of the site.	1	0	0	0	2	2	2	2	2
H24	Broad Close	Gedling Rural South	15	Greenfield land	SHLAA consultation response 2019	The site (which consists of SHLAA sites 6/776, 6/825 and 6/840) is allocated for 15 homes in the Local Planning Document (site H24). Information from the SHLAA 2019 consultation confirms that a planning application will be submitted in due course.	5	10	0	0	0	0	0	0	0
Total							15	30	0	0	2	2	2	2	2

## Sites with planning permission

### Burton Joyce

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
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
6/940	Bridle Road (106, Land Rear Of)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for part demolition and part conversion of existing barn to a single dwelling (2015/1407) lapsed in February 2019. Full planning application for the same scheme was submitted in March 2019 and is currently being determined (2019/0291). Assume the application will be granted during 2019/20 and the site delivered from 2023/24 onwards.	0	0	0	0	1	0	0	0	0	0
6/1125	Chesterfield Drive (Free Church)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2018/0531) granted in March 2019.	0	0	0	2	0	0	0	0	0	0
6/539	Glebe Farm (Land At), Burton Joyce	Gedling Rural South	14	Greenfield land	SHLAA consultation response 2019	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. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2018 consultation remains unchanged, which provides the delivery rates for the site.	10	4	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 a new dwelling (2018/1115) granted in February 2019.	0	0	0	1	0	0	0	0	0	0
6/847	Lee Road (2)	Gedling Rural South	3	Greenfield land	Council assumptions	Full planning permission for residential development (2017/1296) granted in February 2018.	0	0	3	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	1	0	0	0	0	0	0	0
6/996	Main Street (60)	Gedling Rural South	2	Brownfield land	Council assumptions	Full planning permission for two new dwellings (2016/1236) granted in January 2017. Information from the SHLAA 2019 consultation states that site is now complete, however this has not yet been signed off as 'complete' by Building Control. Assume the site will be signed off as complete in 2019/20.	2	0	0	0	0	0	0	0	0	0
6/1111	Nottingham Road (230)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use of existing garage block to residential dwelling (2018/0116) granted in October 2018.	0	0	0	1	0	0	0	0	0	0
6/142	Vicarage Drive	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for 1 dwelling (2018/0729) granted in May 2019.	0	0	0	0	1	0	0	0	0	0
6/1071	Woodside Road (14)	Gedling Rural South	1	50/50 brownfield and greenfield land	Council assumptions	Full planning permission for two bungalows (2019/0083) granted in June 2019 for a replacement dwelling with 2 dwellings, net gain of 1 dwelling.	0	0	0	0	1	0	0	0	0	0
Total							13	4	4	4	3	0	0	0	0	0

### Lambley

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/753	Catfoot Squash Club	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for residential development (2017/0164) granted in May 2017.	0	0	1	0	0	0	0	0	0	0

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	
6/1115	Harlow Wood Farm (The Stables)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for change of use to residential dwelling (2017/1325) granted in November 2018.	0	0	0	1	0	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
6/1025	Spring Lane (112)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2016/0071) 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
6/997	Spring Lane (114)	Gedling Rural South	4	Brownfield land	Council assumptions	Four full planning permissions granted on site - plots 1, 2 and 3 are currently under construction (2018/0647, 2018/0548 and 2017/1134 respectively) and plot 4 granted permission in October 2017 (2017/0867).	3	0	1	0	0	0	0	0	0	0
6/1126	Spring Lane (292)	Gedling Rural South	1	Brownfield land	Council assumptions	Full planning permission for change of use from office to residential use (2019/0003) granted in March 2019.	0	0	0	1	0	0	0	0	0	0
6/1070	Sunrise Farm	Gedling Rural South	4	Greenfield land	SHLAA consultation response 2019	Full planning permission for residential development (2017/0690) granted in November 2017. Information from SHLAA 2019 consultation states that the construction of the site is currently underway with anticipated completion date of March 2020.	4	0	0	0	0	0	0	0	0	0
6/1038	The Riding Stables	Gedling Rural South	1	Brownfield land	Council assumptions	The site is part of a larger SHLAA site 6/838 and within the Green Belt. Outline planning permission for a redevelopment of existing stables to provide one dwelling (2016/0987) granted in March 2017. Full planning application for a redevelopment of existing stables to provide one dwelling was submitted in December 2018 and is currently being determined (2018/1196).	0	1	0	0	0	0	0	0	0	0
Total							9	1	2	2	0	0	0	0	0	0

#### Linby

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions									
							Five Year Period									
							2019-20	2020-21	2021-22	2022-23	2023-24				2024-25	2025-26
6/1100	Linby House (store)	Gedling Rural North	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0358).	1	0	0	0	0	0	0	0	0	0
Total							1	0	0	0	0	0	0	0	0	0

#### Newstead

None.

#### Papplewick

None.

#### Stoke Bardolph

None.

## Woodborough

Ref	Site Name	Sub Market Area	Units (remain ing)	Brownfield/ Greenfield	Source of delivery information	Status of site	Projected Completions								
							Five Year Period					Completions			
							2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
6/1012	Lingwood Lane (Land Adj The Vicarage)	Gedling Rural South	1	Brownfield land	Council assumptions	Site is currently under construction (2018/0404). SHLAA 2019 consultation says the dwelling is fully built, however this has not yet been signed off as 'complete' by Building Control. Assume plot will be signed off as complete in 2019/20.	1	0	0	0	0	0	0	0	0
6/974	Lowdham Lane (21, Land Adj To)	Gedling Rural South	1	Greenfield land	Council assumptions	Full planning permission for residential development (2016/1099) granted in February 2017. Information from the SHLAA 2019 consultation states the information provided through the previous SHLAA 2017 consultation remains unchanged, which states that the construction of the site is currently underway. Assume anticipated completion date of 2019/20.	1	0	0	0	0	0	0	0	0
6/334	Main Street (142)	Gedling Rural South	1	Predominantly greenfield land	Council assumptions	Site is currently under construction (2005/1222). Two dwellings are built and 1 dwelling remaining.	1	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). Two dwellings built and two dwellings remaining.	2	0	0	0	0	0	0	0	0
Total							5	0	0	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
<b>Past Completions (net)</b>	<b>275</b>	<b>227</b>	<b>321</b>	<b>311</b>	<b>174</b>	<b>198</b>	<b>237</b>	<b>286</b>										<b>2029</b>
Past completions (net) - urban area	183	199	296	206	120	104	193	218										1519
Past completions (net) - Hucknall	0	0	0	0	0	36	2	43										81
Past completions (net) - Bestwood Village	30	2	1	19	0	14	6	0										72
Past completions (net) - Calverton	16	3	10	64	56	10	17	15										191
Past completions (net) - Ravenshead	42	15	5	15	-5	21	4	4										101
Past completions (net) - Burton Joyce	0	2	1	0	2	7	0	3										15
Past completions (net) - Lambley	3	3	2	2	1	5	4	2										22
Past completions (net) - Linby	1	0	1	1	0	-1	2	0										4
Past completions (net) - Newstead	0	0	1	0	0	0	8	0										9
Past completions (net) - Papplewick	1	0	0	2	0	-1	0	0										2
Past completions (net) - Stoke Bardolph	0	0	0	0	0	0	0	0										0
Past completions (net) - Woodborough	-1	3	4	2	0	3	1	1										13
<b>Urban area - planning permissions</b>									<b>106</b>	<b>67</b>	<b>109</b>	<b>85</b>	<b>50</b>		<b>10</b>	<b>15</b>	<b>15</b>	<b>457</b>
<b>Urban area - ACS and LPD allocations</b>									<b>204</b>	<b>419</b>	<b>593</b>	<b>614</b>	<b>423</b>	<b>300</b>	<b>245</b>	<b>215</b>	<b>90</b>	<b>3103</b>
Teal Close									90	90	95	95	95	95	95	95	80	830
H1 - Rolleston Drive										39	39	39	23					140
H2 - Brookfields Garden Centre												5	25	30	30			90
H3 - Willow Farm										30	40	40						110
H4 - Linden Grove											40	40	35					115
H5 - Lodge Farm Lane										10	50	50	38					148
H6 - Spring Lane						27	64	55	4									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	65	110	120	120	120	120	120	120	120	10	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
<b>Urban area - unallocated sites</b>										13	20	17	14	13				77
<b>Edge of Hucknall - planning permissions</b>																		0
<b>Edge of Hucknall - ACS and LPD allocations</b>									60	80	165	149	130	100	100	100	100	984
North of Papplewick Lane								43	60	60	60	14						237
Top Wighay Farm						36	2				70	100	100	100	100	100	100	708
H10 - Hayden Lane										20	35	35	30					120
<b>Edge of Hucknall - unallocated sites</b>																		0
<b>Bestwood Village - planning permissions</b>									11	4	1	7	5					28
<b>Bestwood Village - LPD allocations</b>									4	29	25	25	26	80	80	85	84	438
H11 - The Sycamores									4	4								8
H12 - Westhouse Farm										25	25	25	26	25	25	30	29	210
H13 - Bestwood Business Park														55	55	55	55	220
<b>Bestwood Village - unallocated sites</b>																		0
<b>Calverton - planning permissions</b>									18	5	4	15						42
<b>Calverton - LPD allocations</b>										81	125	125	79	50	50	50	50	610
H14 - Dark Lane										17	20	20						57
H15 - Main Street											25	25	29					79
H16 - Park Road										40	50	50	50	50	50	50	50	390
X4 Flatts Lane										24	30	30						84
<b>Calverton - unallocated sites</b>																		0
<b>Ravenshead - planning permisisions</b>									12	5	6							23
<b>Ravenshead - LPD allocations</b>											32	75	55					162
H17 - Longdale Lane A												10	20					30
H18 - Longdale Lane B												10	21					31
H19 - Longdale Lane C											20	31						51
X5 Kighill Lane A											10	10						20
X6 Kighill Lane B											2	14	14					30
<b>Ravenshead - unallocated sites</b>																		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
<b>Other villages - planning permissions</b>									28	5	6	6	3					48
Burton Joyce - planning permissions									13	4	4	4	3					28
Lambley - planning permissions									9	1	2	2						14
Linby - planning permissions									1									1
Newstead - planning permissions																		0
Papplewick - planning permissions																		0
Stoke Bardolph - planning permissions																		0
Woodborough - planning permissions									5									5
<b>Other villages - LPD allocations</b>									15	30			2	2	2	2	2	55
H20 - Mill Field Close (Burton Joyce)									9	5								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)									5	10								15
<b>Other villages - unallocated sites</b>																		0
<b>Windfall allowance</b>												40	40	40	40	40	40	240
<b>Total Projected Completions</b>									458	738	1086	1158	827	585	527	507	381	6267
<b>Cumulative Completions</b>	275	502	823	1134	1308	1506	1743	2029	2487	3225	4311	5469	6296	6881	7408	7915	8296	8296
<b>PLAN - Annual Housing Target</b>	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
<b>PLAN - Housing Target (cumulative)</b>	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
<b>MONITOR - No. dwellings above or below cumulative housing target</b>	25	2	-117	-246	-512	-754	-957	-1151	-1173	-915	-309	369	766	921	1018	1095	1046	
<b>MANAGE - Annual housing target taking account of past/projected completions</b>	426	436	450	459	470	495	522	551	580	595	575	490	356	239	123	-79	-665	-1046
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.

