Nottingham City Council

Strategic Housing Land Availability Assessment (Data as at 31st March 2021)

Published: September 2021

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- Deliverable
- Developable
- Could be Suitable
- Not Deliverable or Developable

1. Introduction

1.1 The National Planning Policy Framework (NPPF) requires local authorities to undertake an assessment of land availability to identify a future supply of land which is suitable, available and achievable for housing and economic development uses. The assessment of land availability includes a Strategic Housing Land Availability Assessment (SHLAA).

1.2 This SHLAA Review therefore comprises a review of potential housing sites in Nottingham City; it sets out the broad approach to undertaking the SHLAA and provides details of the results from this SHLAA Review. Its purpose is to help the City Council and its partners understand where and when housing is likely to be built in the future. As a strategic document, the threshold for the SHLAA is a site that can accommodate 5 or more dwellings. In the City for the first 3 years of the trajectory, an allowance of 115 dwellings per annum is included; 75 dwellings pa to take into account dwellings on sites of less than 5 dwellings (reflecting the amount of dwellings that are normally developed each year below 5 dwellings), and 30 dwellings per annum to allow for dwellings being developed without the need for planning permission (e.g. flats above shops), based on a three year rolling average of this type of development.

2. Background

2.1 The NPPF states that local authorities should positively seek opportunities to meet the development needs of their area, as set out in their local plan (the Aligned Core Strategy). In doing so they should annually prepare a SHLAA which is essentially a technical evidence-base for the identification of 'deliverable' and 'developable' sites. It establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. 'Deliverable' sites are those that are expected to provide housing in the first five years of the plan period. A 'developable' site is one which is expected to be available for housing in the longer term, from years 6 to 15 of the plan period but currently has ownership, viability or other constraints that makes delivery unlikely to occur in years 1 to 5.

2.2 The primary role of the SHLAA is therefore threefold, to:

- Identify sites with potential for housing;

* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

•Assess their housing potential; and

•Assess when they are likely to be developed.

3. The SHLAA Process

3.1 The methodology used by Nottingham City Council to assess sites has been refined over a number of years. It originated from the Nottingham Core Housing Market Area SHLAA Methodology prepared in July 2008. In April 2019 the Greater Nottingham authorities commissioned a SHLAA review which sought to explore how their respective SHLAA processes could be better aligned. The report was published in July 2019 and made 30 recommendations to provide a consistent approach to process. In response to this the Greater Nottingham authorities have developed a common methodology. This can be found at http://www.gnplan.org.uk/evidence-base

3.2 In broad terms the stages are set out below.

3.3 **Site Identification** – this stage involves confirming the sites to be included in the SHLAA Review which fall within the City Council's administrative boundary. Sites include those already in the planning system (e.g. allocated sites and sites with planning permission) as well as those identified through a Call For Sites, ;undertaken on an annual basis by engaging with the following interests/groups:

- Developers
- those with land interests
- land promoters
- local property agents
- partner organisations
- Local Enterprise Partnerships
- Businesses

Site Assessment – Site plans are produced for each site and a desk top assessment is undertaken to establish suitability, availability and achievability. Site visits are also carried out as necessary. Assessing suitability requires consideration of whether the site offers a suitable location for development and would contribute to the creation of sustainable communities. This involves

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a study of the site location, relevant planning policies and associated restrictions, physical problems or limitations such as access difficulties, contamination or flooding, potential impacts on the landscape and conservation and the environmental conditions which would be experienced by neighbouring and prospective residents. Sites which have planning permission, or are allocated in the adopted Local Plan Part 2 are considered to be suitable. Sites where planning permission has recently lapsed are also considered suitable. For other sites, including those submitted by landowners or developers, an assessment is undertaken.

3.6 Assessing availability requires consideration of whether there are any ownership or other legal issues that may affect the availability of the site to be developed and, if so, when these might be overcome. Where sites have planning permission, are allocated for development or have been submitted for consideration in the SHLAA, there are assumed to be no legal obstacles to development, unless available evidence indicates otherwise.

3.7 In assessing when and how quickly sites are likely to be built out, primacy is given to the information provided by developers and landowners. It is considered that they will have the most detailed site and market knowledge and be aware of their own intentions regarding the site. Where information is not provided by the developer or landowner, the City Council makes informed assumptions based on the status of the site in planning terms, size of the site, its location and the type pf housing (e.g. whether it is for students).

3.8 Assumptions about the rate of delivery of dwellings on sites are made on an individual basis based upon available information for each site. As stated above, information from the developer (if available) is used in the first instance. Where information is not available, then a judgment is made based on factors such as the status of planning permission, full permission, discharge of conditions etc). A significant amount of development in the City is in the form of apartments, and past experience has proved that these tend to deliver the full yield of the site at one time, and are therefore allocated to a single year in the SHLAA document (In the case of new student apartments, these are invariably released in September, to accommodate a full academic year of student demand). For larger sites, if they are part of the City Council's or its partners (Nottingham City Homes, Blueprint) development/regeneration plans, then this information is used. In a small number of cases assumptions are made based on delivery rates of comparable sites recently developed in the City.

3.9 Once assessments of suitability, availability and achievability have been made an overall assessment of whether the site is 'deliverable' or 'developable' and

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if so when it is likely to be built is carried out. Details of the different outcomes of this assessment can be found in Appendix 1 of this report.

3.10 **Consultation** –initial consultation is undertaken for all sites in the SHLAA. Site promoters are then contacted to ensure that the assessments are based on correct and up-to-date evidence and this also allows information regarding deliverability to be collected. This process is repeated every time the SHLAA is reviewed (usually annually).

3.11 **Final Report** – After this, the site assessments are finalised and the results feed into the Five Year Housing Land Supply Assessment in the Authority Monitoring Report. Results from the SHLAA Review are then included in an update of the Housing Land Availability Report to 31 March.

3.12 It should be noted that assessments are based on information which has been submitted to the City Council and are carried out by planning officers based on information available at the time of the review. Often the information available is less detailed than that required to support a planning application and is not subject to the same level of scrutiny by statutory authorities and the public. The SHLAA will normally be reviewed on an annual basis, however, sites can be nominated/submitted for consideration and inclusion at any time.

The inclusion of any site in the SHLAA does not guarantee that either planning permission will be granted or that the site will be allocated for residential development

4. Outcome of the SHLAA

SHLAA Assessment	Suitable/Available/Achievable	Deliverable/Developable
Tranche 1(Years 0-5)	The sites are suitable, available and achievable based on current planning policy and there is a reasonable prospect of housing being built in the next five years	Deliverable
Tranche 2 (Years 6-10)	The sites are suitable for development but will not be either available or achievable until the second five year period	Developable

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Tranche 3 (Years 11-15)*	The sites are suitable for development but will not be either available or achievable until the third five year period	Developable
Beyond 15 years	The sites are suitable for development but will not be either available or achievable until after the third five year period	Developable
Non-deliverable or developable	The sites are not suitable for housing development or the owners no longer wish to promote the site (please note that in some cases this is used to avoid double-counting where sites overlap).	Neither

4.1 The SHLAA results in assessments of whether a site is suitable, available and achievable and at what point it could be suitable, available and achievable. This informs whether a site is deliverable or developable. To simplify this, a single assessment is made. This is set out in the table below.

4.2 The maps of each site and assessments for the SHLAA Review are contained in Appendix 1. Included for each site is the following information:

- **SHLAA Reference number** — the unique reference number
- **Site name** — the name the site is known by.
- **Overall Conclusion**
- **Ward** – details of what ward the site is located in
- **Address –** details of the Site area — in hectares
- site address
- **Ownership Status**
- **Greenfield or Brownfield**
- **Reporting Status**
- **Application Reference**
- **Site Viability Zone**
- **Proposed Yield 0-5 years (2020/25**)- the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 6-10 years (2025/28)** - the number of houses expected to be completed in this date period. Please note that this is

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the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.

- **Proposed Yield 11+ years (Beyond 2028) -** the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Proposed Yield 2020/28** - the number of houses expected to be completed in this date period. Please note that this is the number expected to be completed when the SHLAA update was undertaken, not the number actually completed.
- **Reason Justification** — text explaining our final assessment of the site.
- **LAPP Reference** – indicates if the site is allocated in the Land and Planning Policies Document
- **Date site first added to SHLAA**

4.3 **Please note that the information contained in Appendix 1 is at 31st March 2021. Some of the sites have been completed since then and some of the information about other sites may also have changed.**

4.4 The City Council's Housing Land Availability Report is updated annually and contains all of the SHLAA sites which are considered deliverable and developable, together with an estimate of their capacity. This then culminates in an assessment of the City Council's 5 Year Housing Land Supply and can be found in the City Council's Housing Land Availability Report. The current Housing Land Availability report is up to 31/3/21.

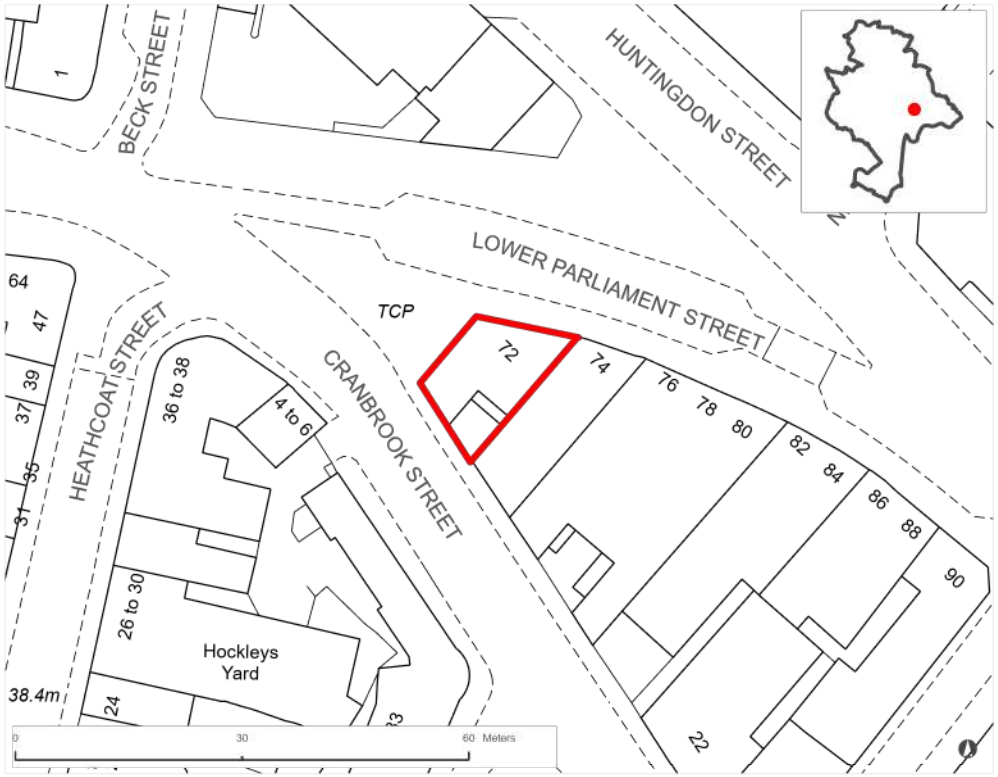
* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

APPENDIX 1: SHLAA SITES

* Note that the current SHLAA is focussed on developable sites up to 2028 as this is the end date of the Greater Nottingham Aligned Core Strategy.

Deliverable Sites

Site ID: 1097 72 Lower Parliament Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00651/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 5 dwelling/s

Proposed Yield 2021/26: 5 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 5 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 5 dwellings

Reasoned Justification:

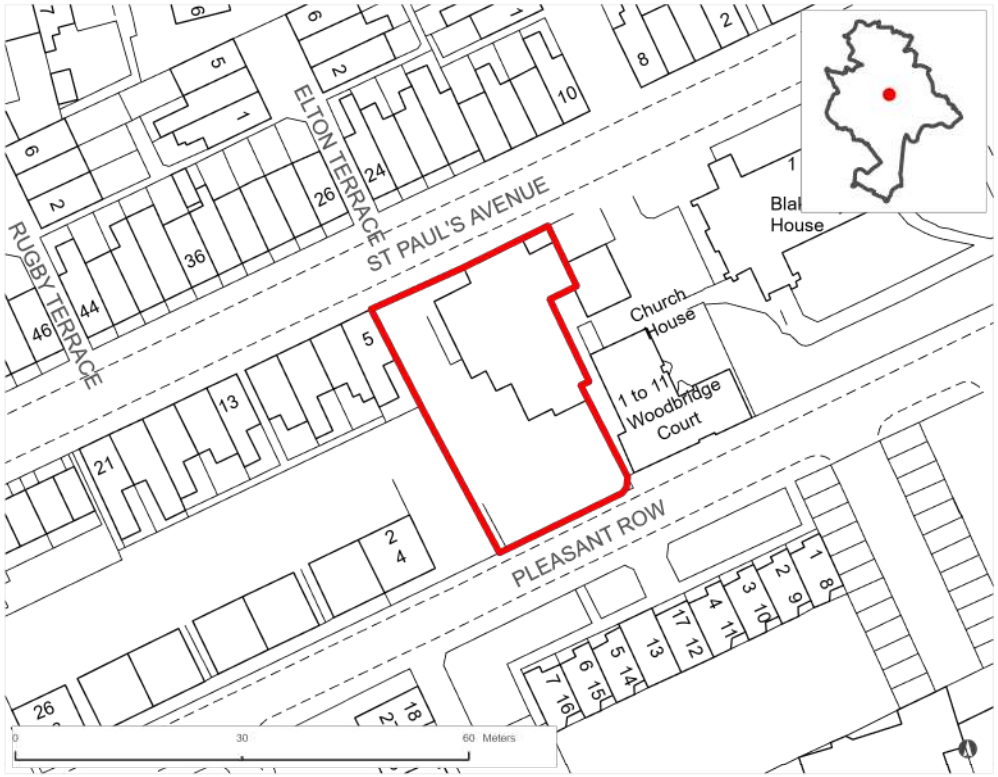
New recent permission

Easting: 457719 **Northing**: 340077

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 1119 Hyson Green Community Centre, St Pauls Avenue



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00931/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 12 dwelling/s

Proposed Yield 2021/26: 12 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 12 dwellings

Reasoned Justification:

under construction

Easting: 455708 **Northing**: 341289

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 139 Master Vohras Academy, Ilkeston Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: Active leisure, ind and student accomodation. active use development of industrial unit will be subject to policy.

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00393/POUT

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 41 dwelling/s

Proposed Yield 2021/26: 41 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 41 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 41 dwellings

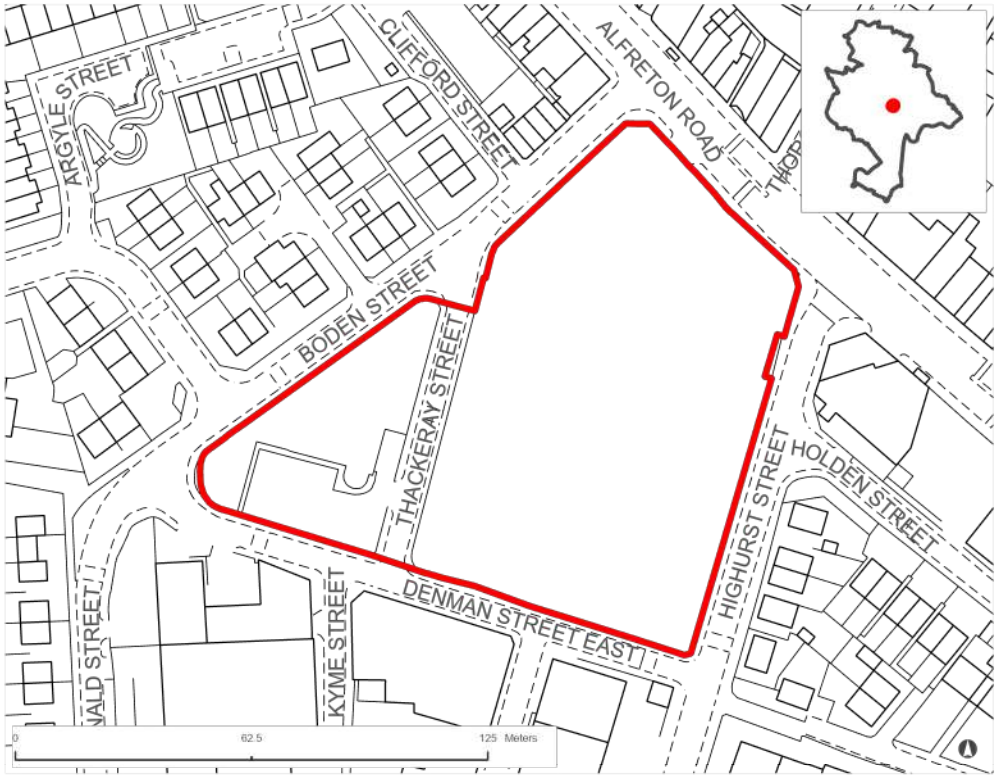
Reasoned Justification:

Easting: 455327 **Northing**: 340096

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 141 Alfreton Road - Forest Mill



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

Existing Use: Various - ind, retail, car rental. allocated for mixed use development no issues re current uses which will preclude development. active retail, ind, some vacancies

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/02524/POUT

LAPP Reference:SR34

Overcoming non-standard constraints

Net Dwellings: 310 dwelling/s

Proposed Yield 2021/26: 201 dwelling/s

Proposed Yield 2026/28: 109 dwelling/s

Proposed Yield 2021/28: 310 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 310 dwellings

Reasoned Justification:

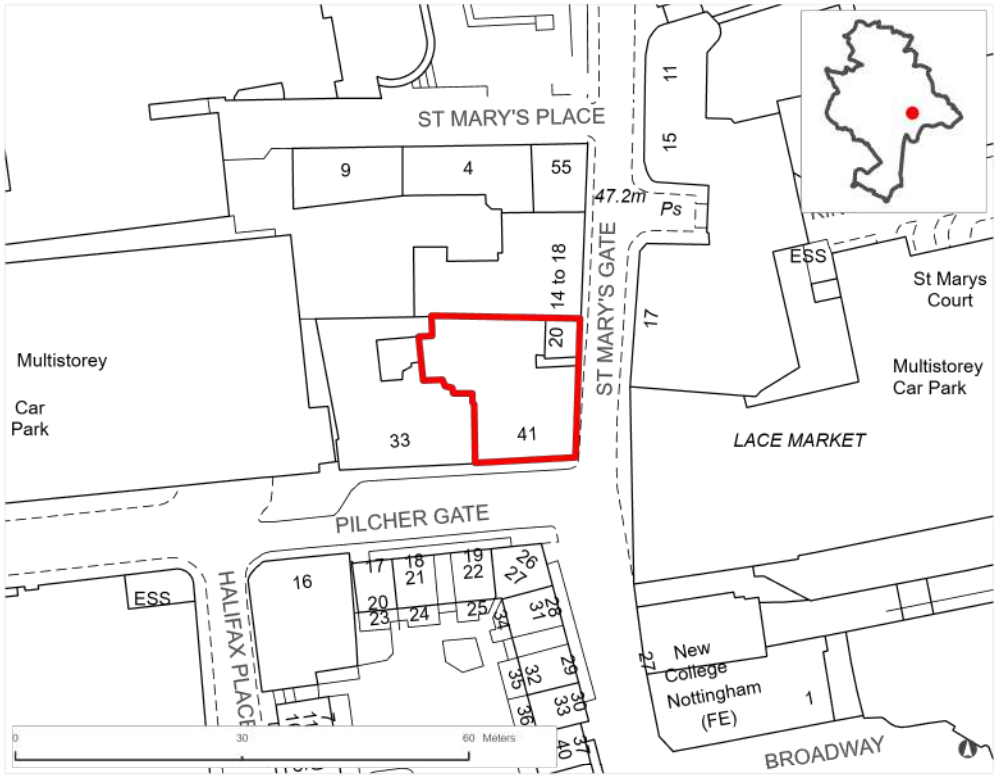
Site partly cleared and subject of proactive regeneration activity by NCC and site owners. Planning permission granted 22/1/18. Agent confirmed completion timescales

Easting: 456047 **Northing**: 340379

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 1533 41 Pilcher Gate and 20 St Mary's Gate



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01140/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 5 dwelling/s

Proposed Yield 2021/26: 5 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 5 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 5 dwellings

Reasoned Justification:

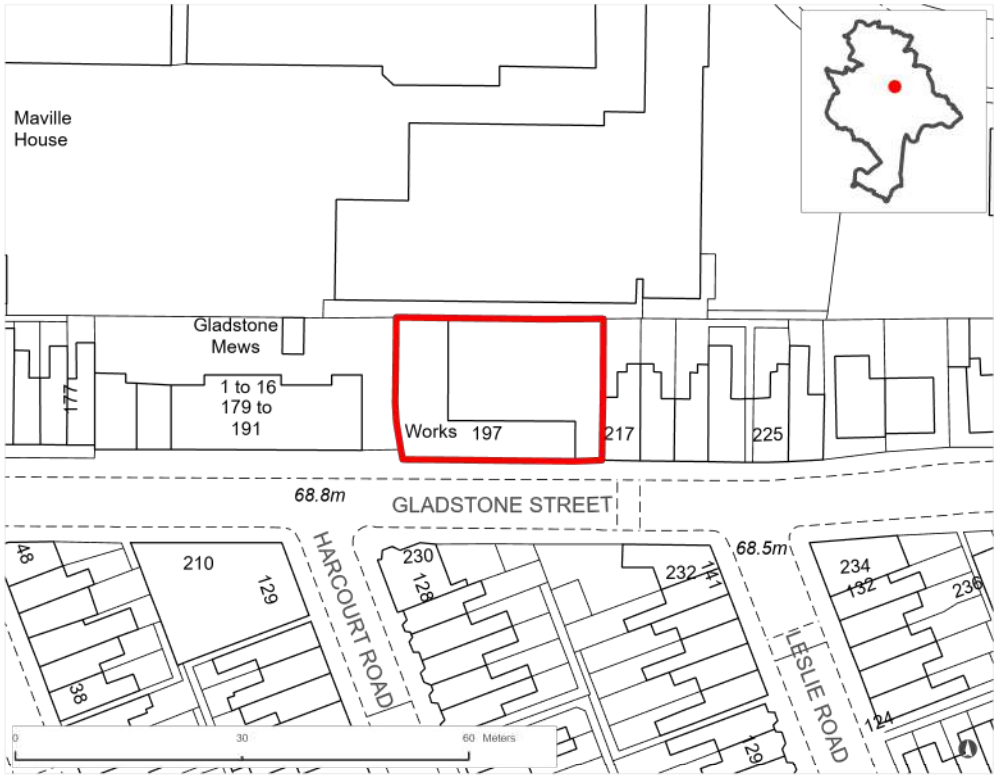
Extant full permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457583 **Northing**: 339780

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 160 P J Towey Construction, 197 Gladstone Street, NG7 6HX



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site/SHLAA Survey

Existing Use: Active employment: construction offices and materials storage

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02892/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 5 dwelling/s

Proposed Yield 2021/26: 5 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 5 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 5 dwellings

Reasoned Justification:

Permission

Easting: 456172 **Northing**: 341895

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1629 2-6 Alfreton Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 35 dwelling/s
Proposed Yield 2021/26: 35 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 35 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 35 dwellings
Reasoned Justification:
Granted and started March 2018

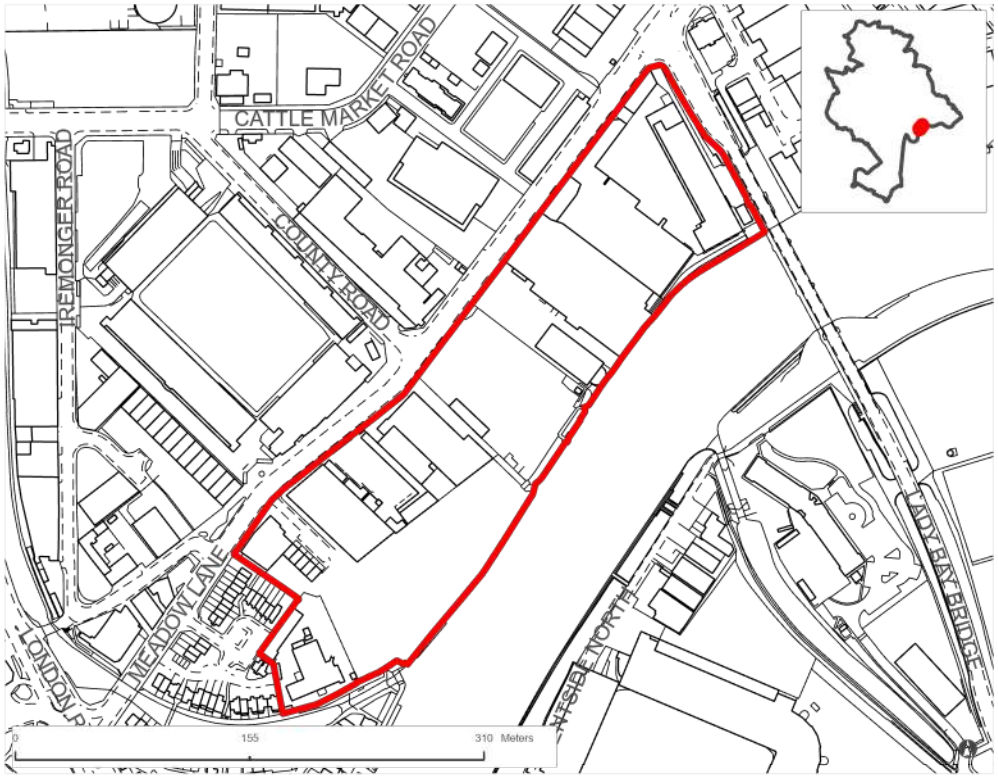
Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status: Unknown Ownership
Reporting Status: Under Construction
Site Source: Site / SHLAA Survey
Existing Use: unknown

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: Yes
Site Area: 0.08 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:17/01058/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Easting: 456384 **Northing**: 340215

Date first added to SHLAA: 14/12/2017
Last updated date:

Site ID: 1639 Waterside - Meadow Lane



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Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: active storage / ind uses

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 4.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:13/02877/PFUL3

LAPP Reference:SR71

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 287 dwelling/s

Proposed Yield 2021/26: 197 dwelling/s

Proposed Yield 2026/28: 90 dwelling/s

Proposed Yield 2021/28: 287 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 287 dwellings

Reasoned Justification:

Expression of interest invited for custom built element has planning permission. NCC working with landowner to bring site forward. Large site so delivery expected over several years.

Easting: 458111 **Northing**: 338547

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 169 Ellis and Everard site, Haydn Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Part vacant part warehouse and distribution

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01018/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 28 dwelling/s

Proposed Yield 2021/26: 28 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 28 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 28 dwellings

Reasoned Justification:

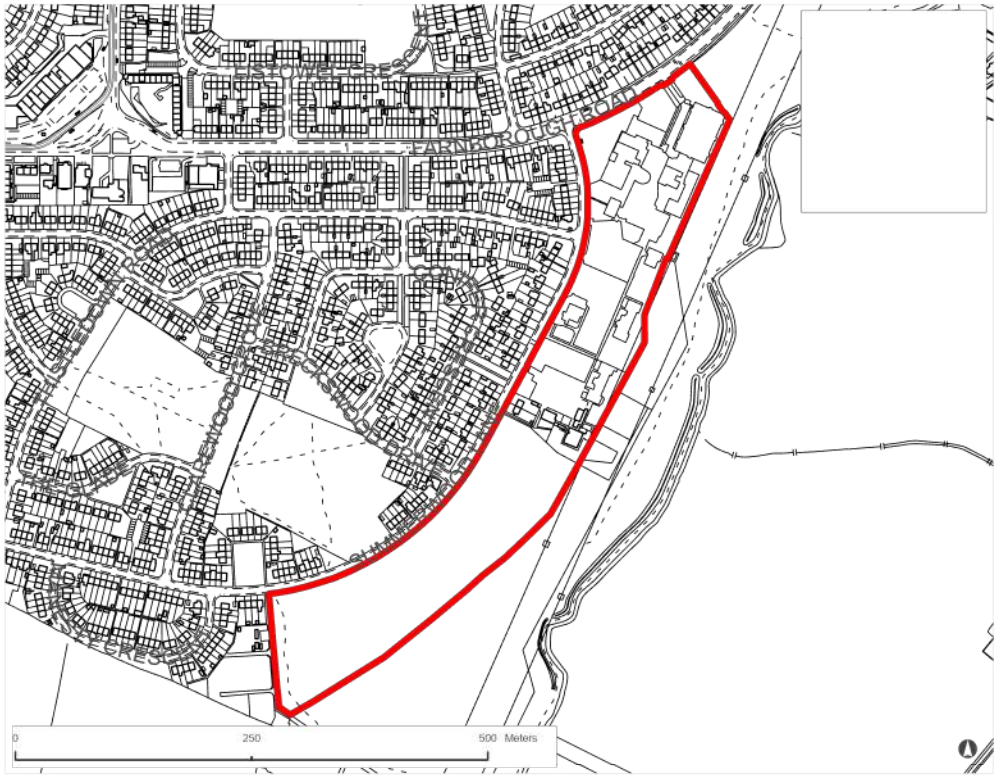
Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 456226 **Northing**: 342486

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 1759 Farnborough Road - Former Fairham Comprehensive School



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Overall Conclusion: Deliverable

Ward: Clifton East

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former school and open space

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 7.7 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR51

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 196 dwelling/s

Proposed Yield 2021/26: 147 dwelling/s

Proposed Yield 2026/28: 49 dwelling/s

Proposed Yield 2021/28: 196 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 196 dwellings

Reasoned Justification:

Part of a proactive regeneration programme. Delivery expected in 5 years. Annual meeting with Dev Management, Property & Regeneration.

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1760 Edwards Lane - Former Haywood School Detached Playing Field



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former Haywood School Detached Playing Field

Land Type: Greenfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 4.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR09

Overcoming non-standard constraints

Net Dwellings: 118 dwelling/s

Proposed Yield 2021/26: 60 dwelling/s

Proposed Yield 2026/28: 58 dwelling/s

Proposed Yield 2021/28: 118 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 118 dwellings

Reasoned Justification:

Annual update from Dev Management, Property & Regen. .The City Council has been awarded a Central Government grant aimed at accelerating residential development of sites in public ownership.

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1761 College Way - Melbury School Playing Field



Overall Conclusion: Deliverable

<FNT style="Bold">Ward</FNT>: Nuthall East & Strelley

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: Former Playing Field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00264/PFUL3

LAPP Reference:SR20

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 50 dwelling/s

Proposed Yield 2021/26: 50 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 50 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 50 dwellings

Reasoned Justification:

NCC owned site. Potential for all to be delivered in 5 years. Secretary of State and NCC approval obtained for disposal. The area of the site has been reduced slightly by a 10m strip to allow for school growing activities. Part of a programme of regeneration. Agent confirmed completion timescales

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1787 Ruddington Lane - Rear of 107-127



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Overall Conclusion: Deliverable

Ward: Compton Acres

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Garden

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.62 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01760/PFUL3

LAPP Reference:SR47

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 29 dwelling/s

Proposed Yield 2021/26: 29 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 29 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 29 dwellings

Reasoned Justification:

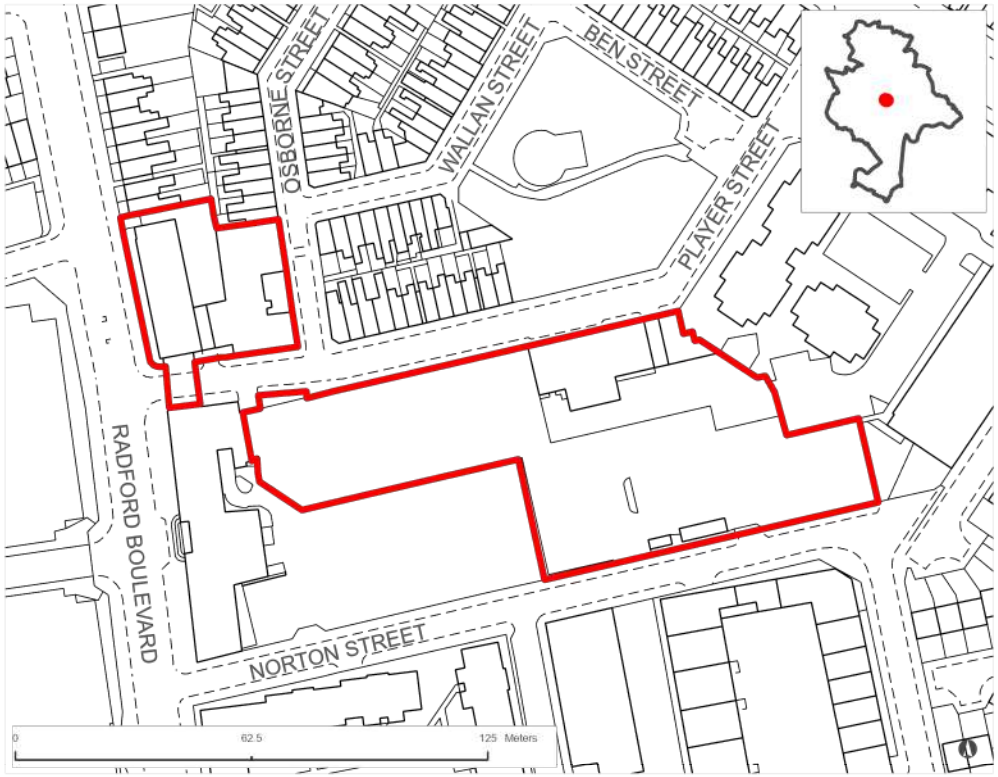
2 separate apps : 21 behind 107-119 and 9 behind 121-127 (app 20/01142/PFUL3

Easting: 456626 **Northing**: 336102

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 1940 Site Of Adam House And Burton House Player Street Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02261/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 197 dwelling/s

Proposed Yield 2021/26: 197 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 197 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 197 dwellings

Reasoned Justification:

The site had Prior Approval for residential use, however there was a fire. It is considered suitable for residential development.

Easting: 455469 **Northing**: 340817

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1945 Arkwright Walk(regeneration site), Arkwright Walk, Meadows



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01999/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 25 dwelling/s

Proposed Yield 2021/26: 25 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 25 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 25 dwellings

Reasoned Justification:

Planning Permission. Several cleared regeneration sites have been subject to pro-active regeneration activity by NCC and forms part of a wider programme of housing delivery. Housing to be delivered on the open market. Annual meeting with Development Management, Property & Regeneration.

Easting: 457605 **Northing**: 338714

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 1961 Creative Quarter - Brook Street East



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.65 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00751/POUT

LAPP Reference:SR54

Overcoming non-standard constraints

Net Dwellings: 41 dwelling/s

Proposed Yield 2021/26: 41 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 41 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 41 dwellings

Reasoned Justification:

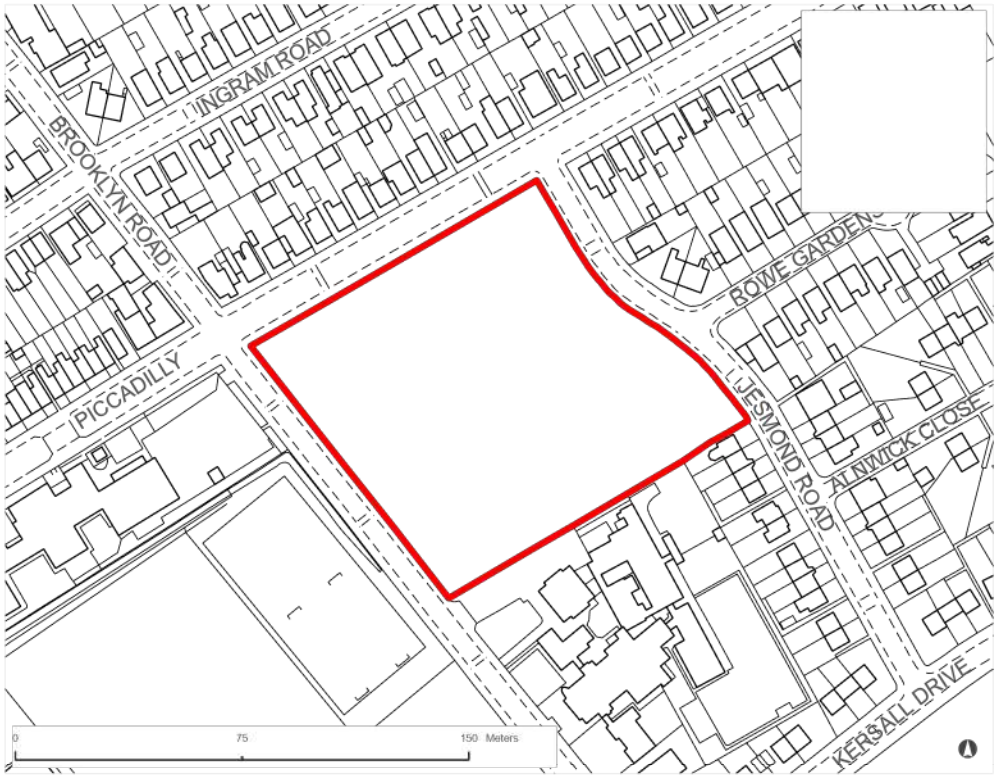
NCC site to be progressed by development partners Blueprint. Expression of interest invited for custom build element. Agent confirmed completion timescales

Easting: 457914 **Northing**: 340089

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 1962 Piccadilly - Former Henry Mellish School Playing Field



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former Henry Mellish School Playing Field

Land Type: Greenfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR10

Overcoming non-standard constraints

Net Dwellings: 57 dwelling/s

Proposed Yield 2021/26: 57 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 57 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 57 dwellings

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to be delivered in 5 years. Annual update from Development Management, Property & Regeneration.

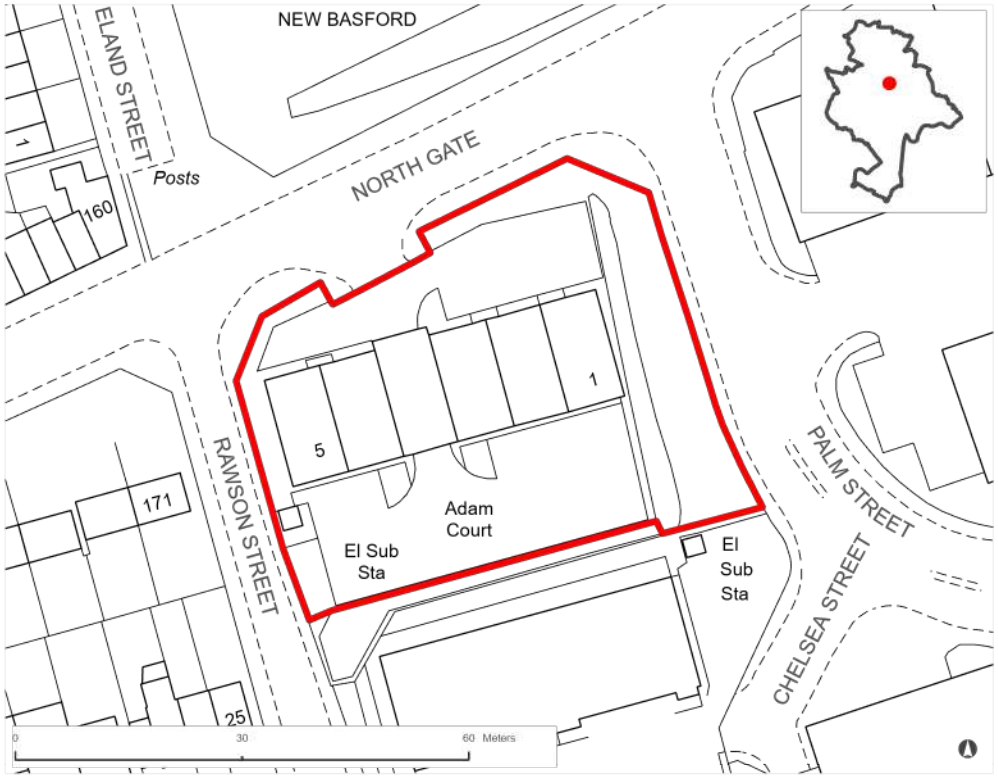
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2018 Mayfair Court, North Gate



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Prior Approval

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01591/PACPD

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 38 dwelling/s

Proposed Yield 2021/26: 38 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 38 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 38 dwellings

Reasoned Justification:

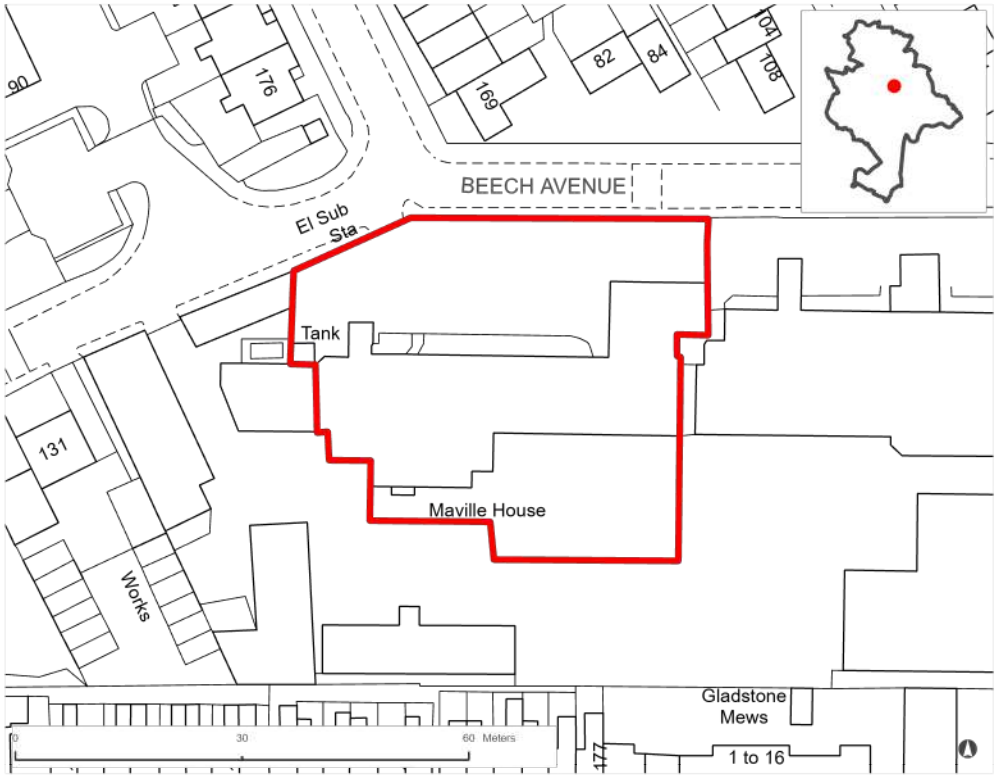
The site has Prior Approval for residential use, as such is considered suitable for residential development. AKA Adam Ct. 2 further floors to be proposed

Easting: 455725 **Northing**: 342165

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2022 Maville House, Maville Works, Beech Avenue



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01436/PACPD

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 45 dwelling/s

Proposed Yield 2021/26: 45 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 45 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 45 dwellings

Reasoned Justification:

The site has Prior Approval for residential use

Easting: 456139 **Northing**: 341941

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2028 Meadows Police Station (Regeneration Site), Meadows Way



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Disposal of Council asset

Existing Use: Former police station

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/02512/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 21 dwelling/s

Proposed Yield 2021/26: 21 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 21 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 21 dwellings

Reasoned Justification:

Site is in NCC Regeneration work programme and is anticipated to be demolished in the near future. Disposal of the site to Nottingham City Homes is being progressed, who propose to develop it for 21 market for rental apartments. Annual update from Development Management, Property & Regeneration.

Easting: 456575 **Northing**: 338615

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 209 Whittle Painting, 21 Merchant Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Active employment use. - whittle painted depot, springfield medical centre

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00425/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 6 dwelling/s

Proposed Yield 2021/26: 6 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 6 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

Easting: 454071 **Northing**: 345488

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2020

Site ID: 2154 The Irwin Business Centre, Church Street, Old Basford



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00558/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 24 dwelling/s

Proposed Yield 2021/26: 24 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 24 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 24 dwellings

Reasoned Justification:

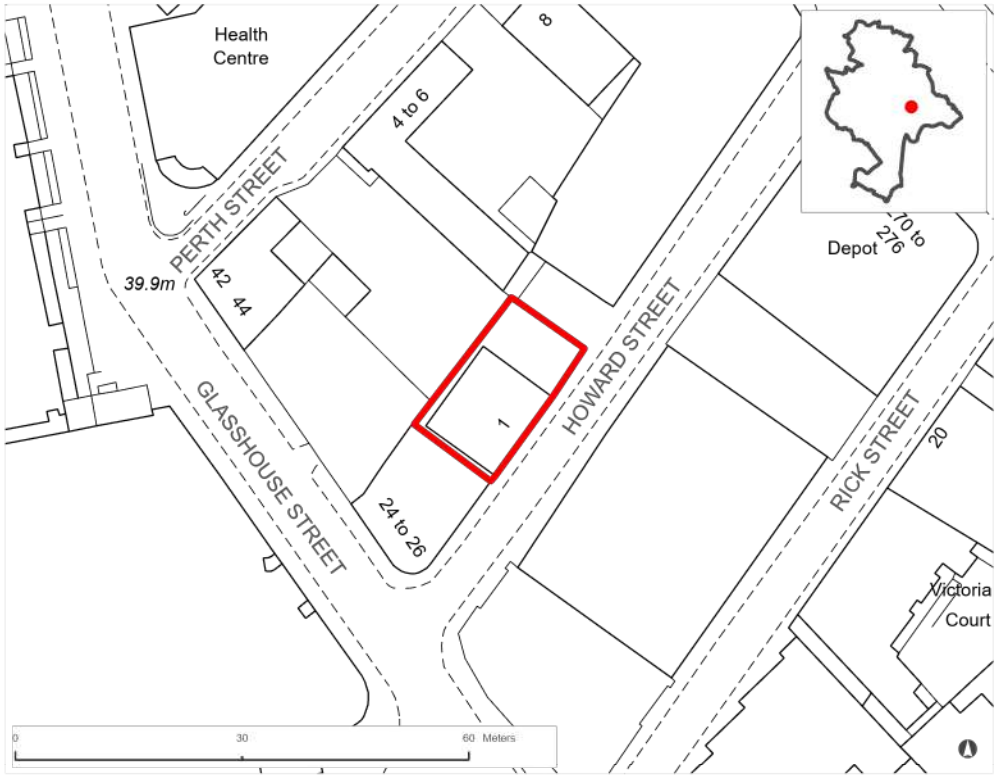
No significant constraints, site is regarded as suitable, acheivable and available

Easting: 455366 **Northing**: 342868

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2020

Site ID: 2188 1 Howard Street NG1 3LT



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00669/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 9 dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 9 dwellings

Reasoned Justification:

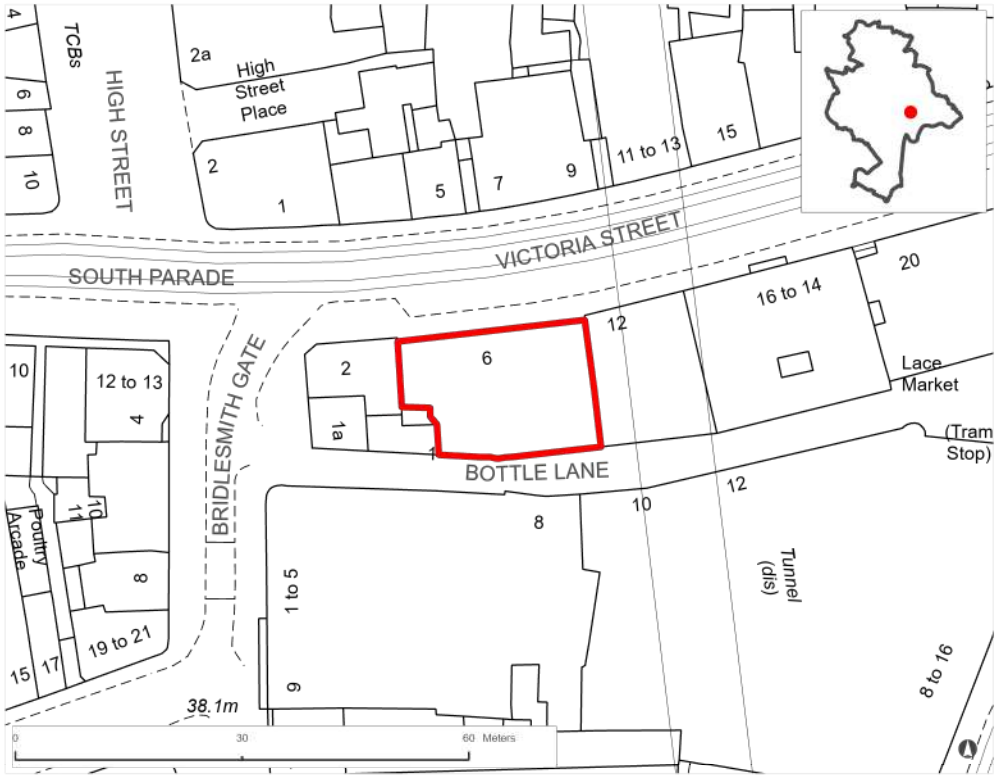
No significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457483 **Northing**: 340270

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 2206 6 Victoria Street, NG1 2EW



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00980/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 22 dwelling/s

Proposed Yield 2021/26: 22 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 22 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 22 dwellings

Reasoned Justification:

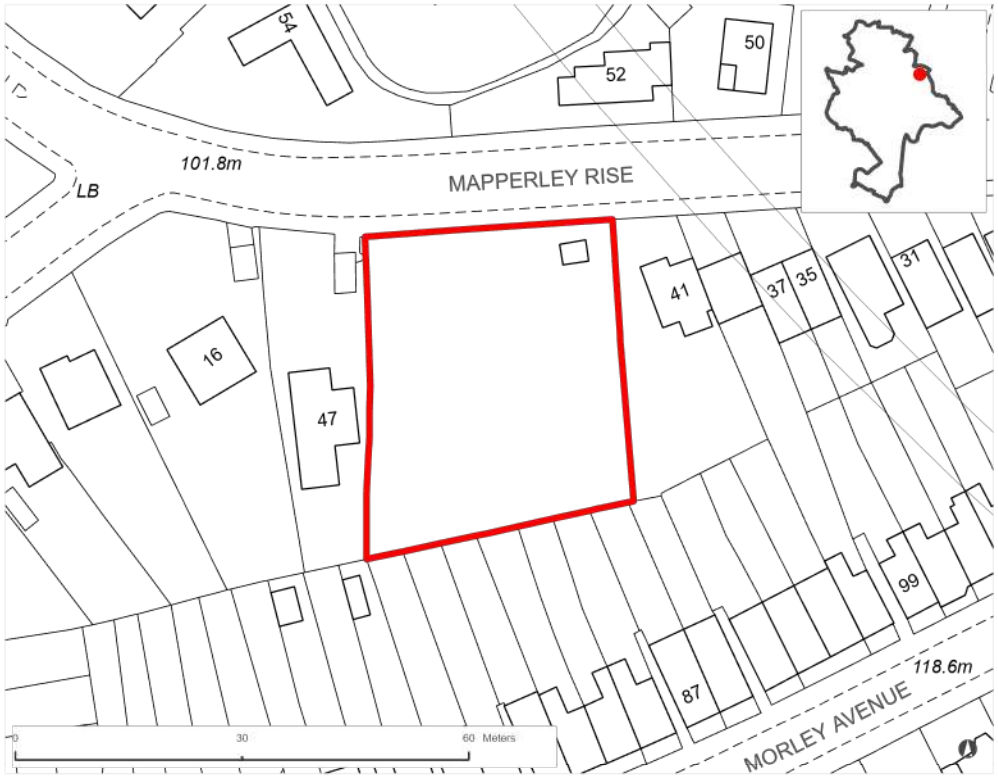
Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457423 **Northing**: 339860

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2020

Site ID: 2223 The Beeches, Mapperley Rise NG3 5GE



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00376/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 6 dwelling/s

Proposed Yield 2021/26: 6 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 6 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

Permission

Easting: 458158 **Northing**: 342902

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2231 Land to rear of 129-137 Ruddington Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Compton Acres

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: submitted by private owner/agent/developer

Existing Use: unknown

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 8 dwelling/s

Proposed Yield 2021/26: 8 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 8 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 8 dwellings

Reasoned Justification:

Developer information - possible extension to PA55 as part of response to Local Plan 2016. Site suitable for residential subject to review of flooding

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2232 Land off Tunstall Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/02282/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 17 dwelling/s

Proposed Yield 2021/26: 17 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 17 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 17 dwellings

Reasoned Justification:

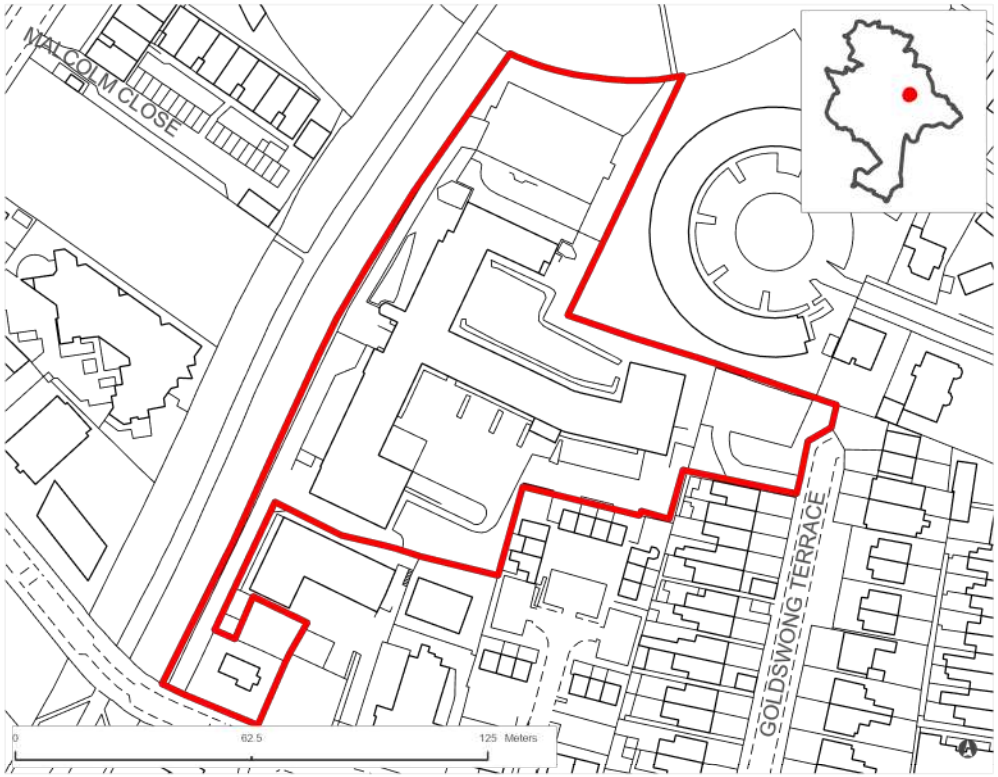
NCC owned site. Part of proactive regeneration programme. Delivery within 5 years achievable. Annual update from Development Management, Property & Regeneration.

Easting: 455730 **Northing**: 343574

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 2233 Former Elms School, off Cranmer Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not permissioned

Construction Status: No

Site Area: 1.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 45 dwelling/s

Proposed Yield 2021/26: 45 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 45 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 45 dwellings

Reasoned Justification:

Former NCC school site subject to active regeneration proposals by City's development partner. Delivery within 5 years achievable. Annual update from Development Management, Property & Regeneration.

Easting: 457355 **Northing**: 341263

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2234 Springwood Centre, Ransom Drive



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Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Owned by a public authority

Reporting Status: Under Construction

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 2.4 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01394/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 9 dwellings

Reasoned Justification:

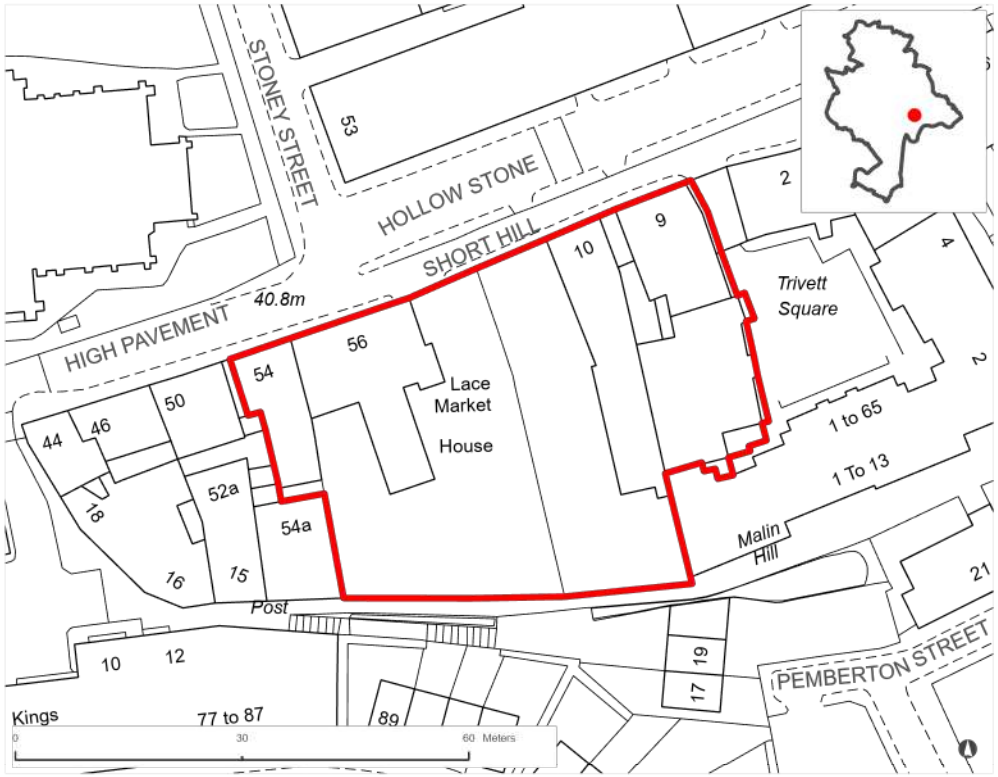
under construction

Easting: 458429 **Northing**: 342221

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 2235 9 - 10 Short Hill And 54 - 56 High Pavement



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/02249/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 117 dwelling/s

Proposed Yield 2021/26: 117 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 117 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 117 dwellings

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457720 **Northing**: 339628

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 2242 Land between Rick St and Howard Street off Glasshouse St, NG1 3LP



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01256/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 36 dwelling/s

Proposed Yield 2021/26: 36 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 36 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 36 dwellings

Reasoned Justification:

Put forward as a SHLAA site - Site suitable for residential, sustainable City Centre location

Easting: 457504 **Northing**: 340250

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2020

Site ID: 2257 85 Arnold Road



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Overall Conclusion: Deliverable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.45 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01703/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 50 dwelling/s

Proposed Yield 2021/26: 50 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 50 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 50 dwellings

Reasoned Justification:

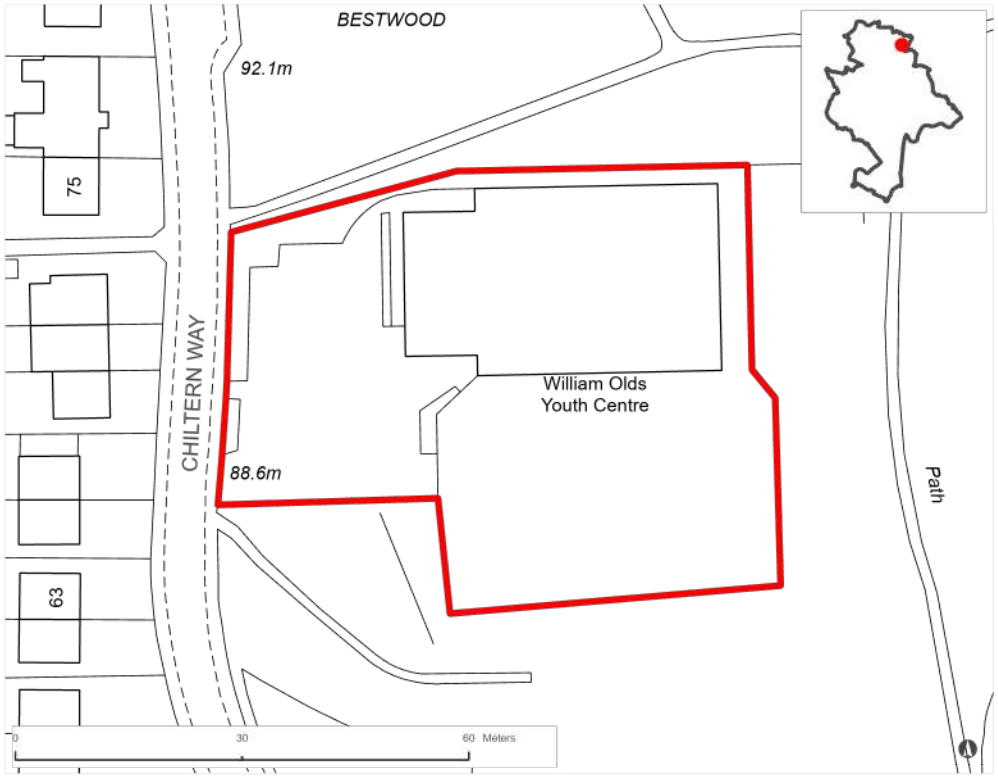
Agent confirmed completion timescales

Easting: 455339 **Northing**: 343849

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2258 William Olds Youth Centre, 84 Chiltern Way



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Perm. Awaiting Sect. 106

Site Source: Disposal of Council asset

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00143/POUT

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 22 dwelling/s

Proposed Yield 2021/26: 22 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 22 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 22 dwellings

Reasoned Justification:

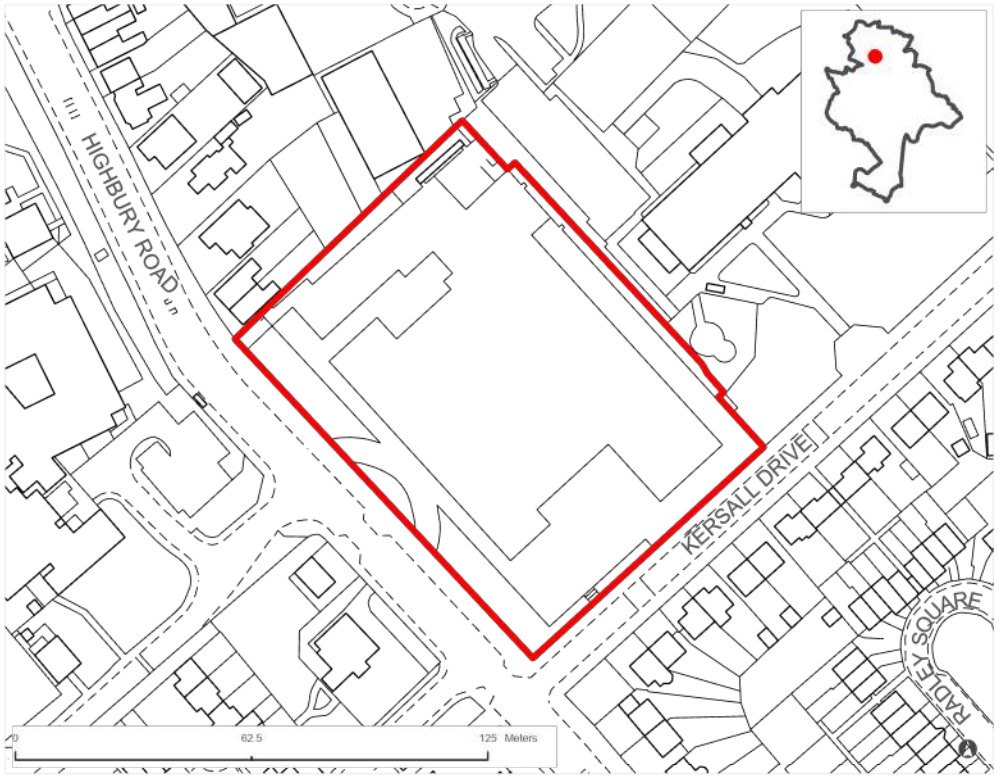
Brownfield site capable of residential development. Annual update from Development Management, Property & Regeneration.

Easting: 456735 **Northing**: 345240

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 226 Highbury Road - Former Henry Mellish School Site



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bulwell Forest

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Former School

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR12

Overcoming non-standard constraints

Net Dwellings: 45 dwelling/s

Proposed Yield 2021/26: 45 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 45 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 45 dwellings

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to be delivered in 5 years. Annual update from Development Management, Property & Regeneration. Start on site expected May '20

Easting: 454592 **Northing**: 344314

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2278 20 Upper Parliament Street, Nottingham NG1 2AD



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 9 dwellings

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period. Agent confirmed completion timescales

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: current full permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/00062/PFUL3

LAPP Reference:

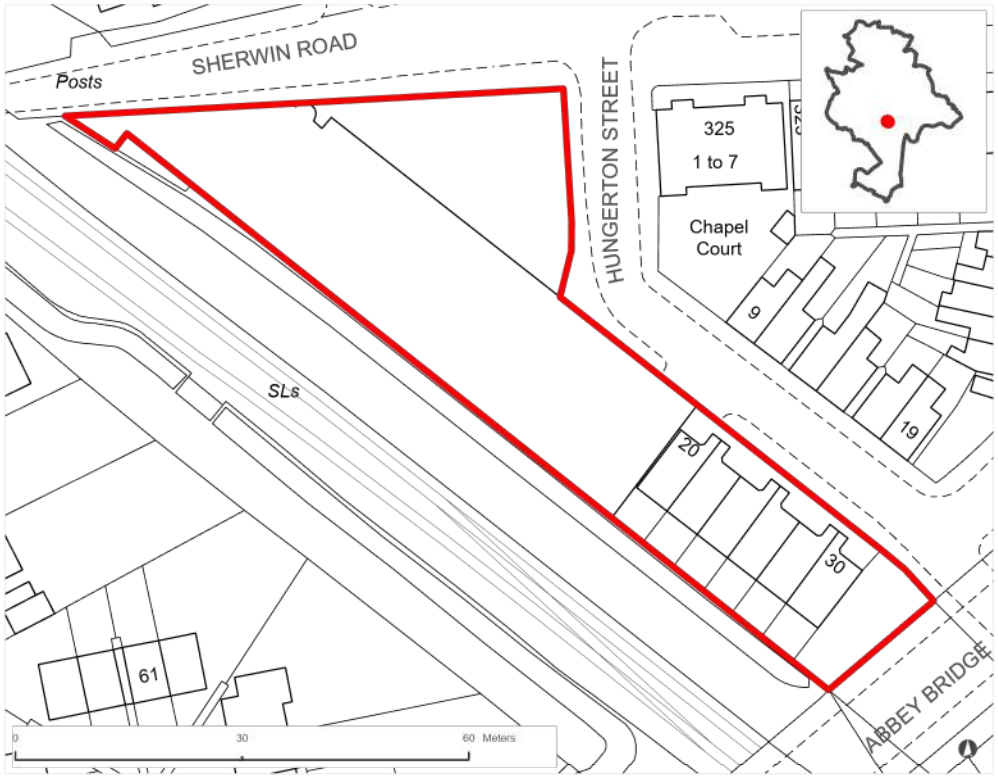
Overcoming non-standard constraints

Easting: 457283 **Northing**: 340105

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 23 Furniture Store, Sherwin Road, off Lenton Boulevard



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: vacant - site cleared and fenced off

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 40 dwelling/s

Proposed Yield 2021/26: 40 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 40 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 40 dwellings

Reasoned Justification:

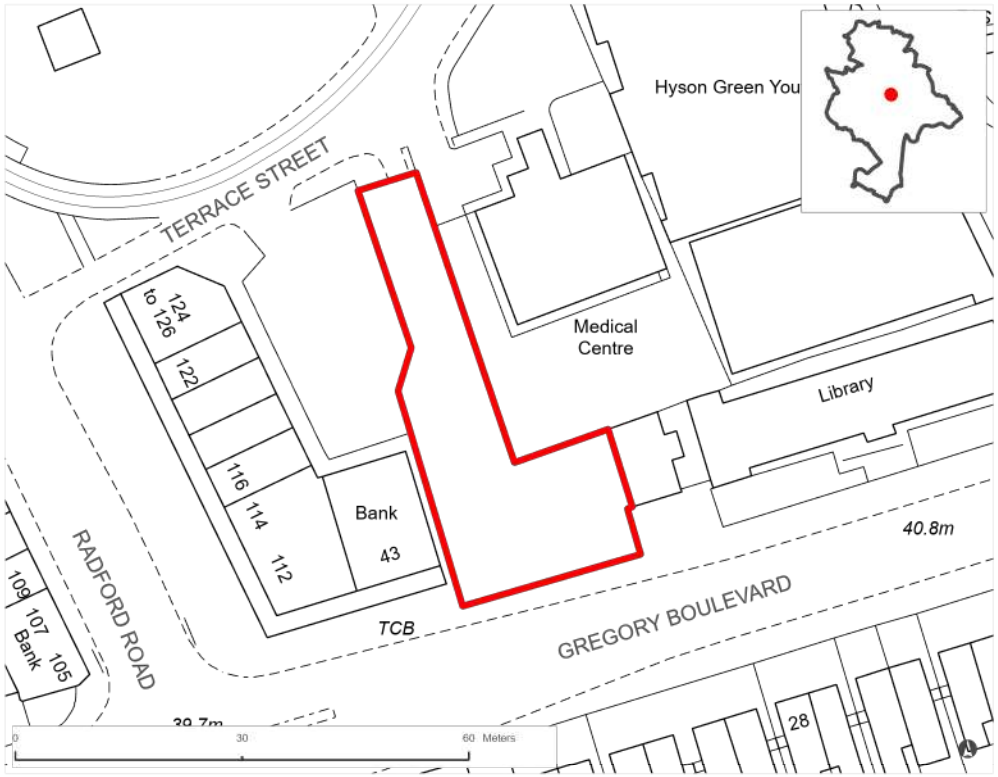
Council owned. Site cleared and fenced off, obvious alternative use is residential. Assume develiverable

Easting: 455606 **Northing**: 339103

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2314 Site Of 43A Gregory Boulevard, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum
Ownership Status: Not owned by a public authority
Reporting Status: Under Construction
Site Source: Planning Application / pre application
Existing Use: unknown

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: Yes
Site Area: 0.08 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:17/02657/PFUL3
LAPP Reference:
Overcoming non-standard constraints

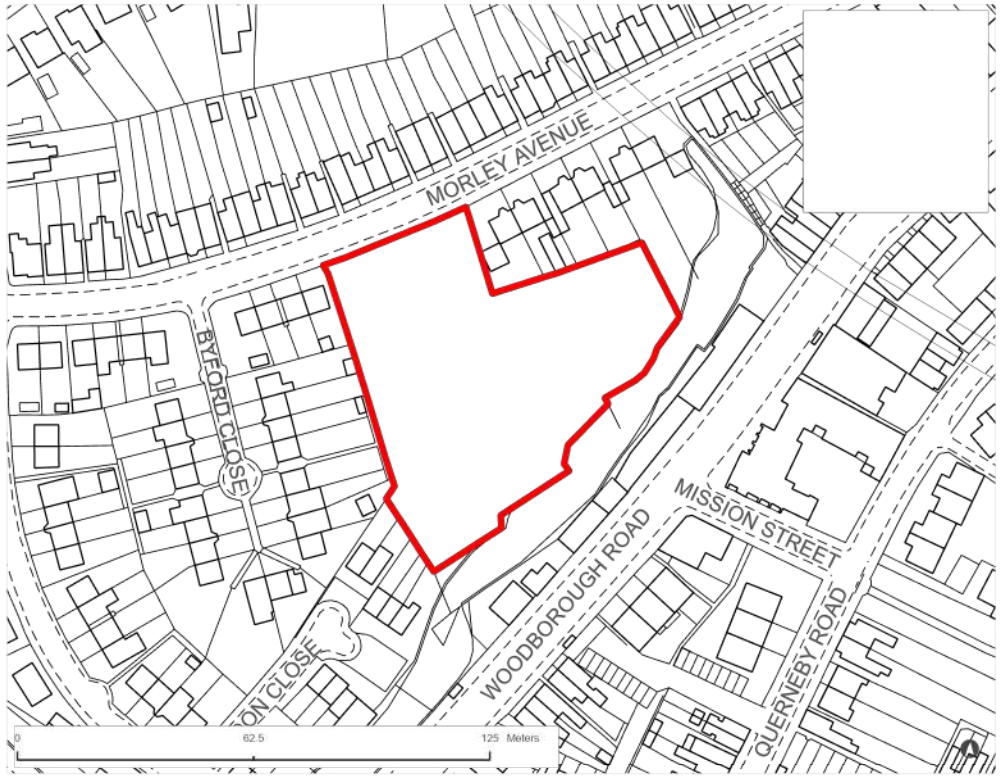
Net Dwellings: 33 dwelling/s
Proposed Yield 2021/26: 33 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 33 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 33 dwellings
Reasoned Justification:

Under construction

Easting: 455867 **Northing**: 341248

Date first added to SHLAA: 14/12/2017
Last updated date:

Site ID: 2320 Factory Between 42 To 98



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning application / pre application

Existing Use: Factory

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.49 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01789/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 31 dwelling/s

Proposed Yield 2021/26: 31 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 31 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 31 dwellings

Reasoned Justification:

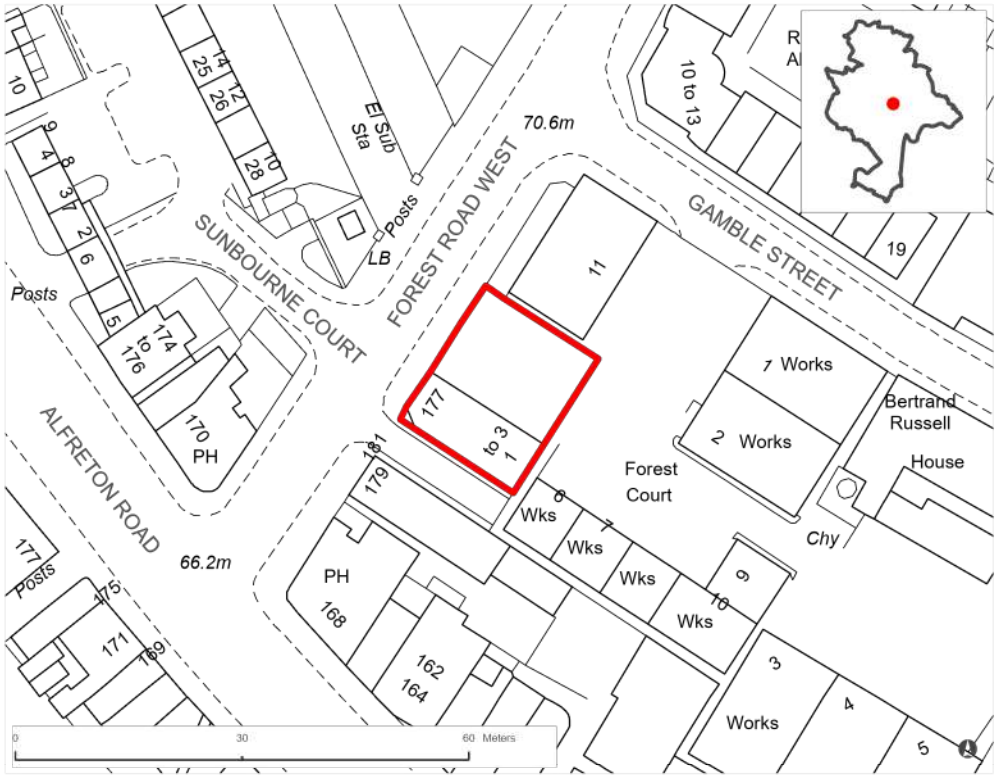
Approved January 2019. Agent confirmed completion timescales

Easting: 458193 **Northing**: 342795

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2321 177 Forest Road West



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status: Not owned by a public authority
Reporting Status: Current Full Permission
Site Source: Planning application / pre application
Existing Use: office and car park

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.04 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:17/02891/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 29 dwelling/s
Proposed Yield 2021/26: 29 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 29 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 29 dwellings

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 456047 **Northing**: 340535

Date first added to SHLAA: 14/12/2018
Last updated date: 14/08/2019

Site ID: 2334 26 - 28 Corporation Oaks, Nottingham NG3 4JY



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Planning application / pre application

Existing Use: Nursing Home

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01129/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 11 dwelling/s

Proposed Yield 2021/26: 11 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 11 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 11 dwellings

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457477 **Northing**: 341404

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2352 Farmlands, 12A Ranskill Gardens, Nottingham NG5 9DX



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning application / pre application

Existing Use: former children's home

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00568/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 3 dwelling/s

Proposed Yield 2021/26: 3 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 3 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 3 dwellings

Reasoned Justification:

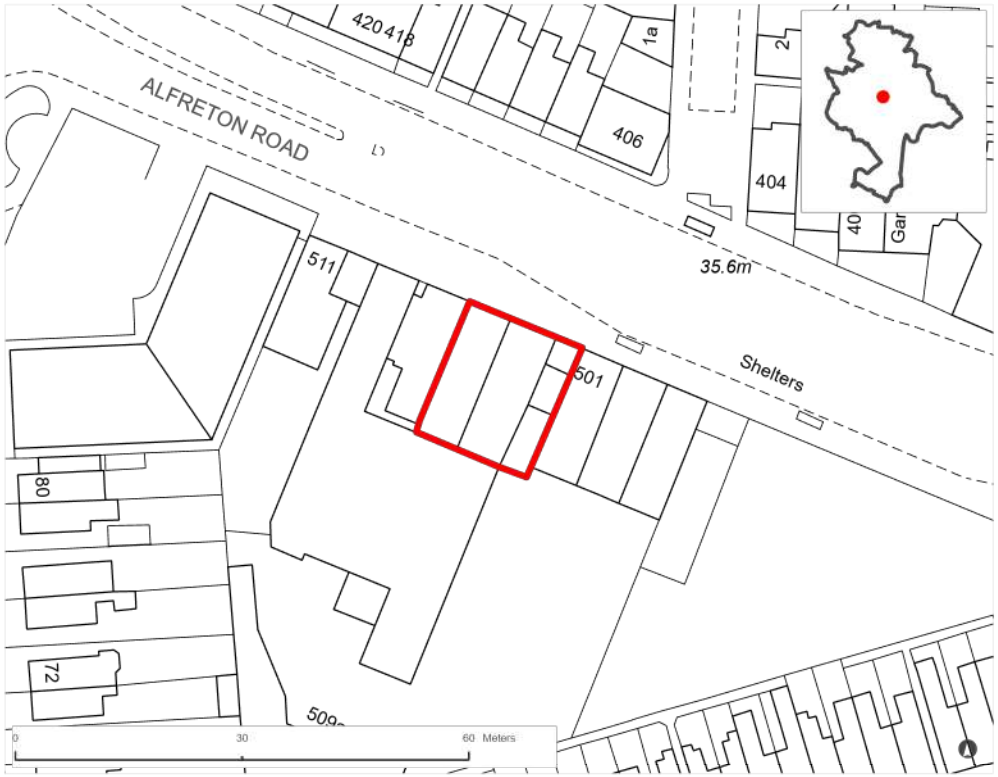
Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 456138 **Northing**: 345692

Date first added to SHLAA: 14/12/2018

Last updated date: 14/08/2019

Site ID: 2378 503 And 505 Alfreton Road, Nottingham NG7 5NH



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Planning application / pre application

Existing Use: Existing shop to ground floor, with flats over.

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/02034/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 5 dwelling/s

Proposed Yield 2021/26: 5 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 5 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 5 dwellings

Reasoned Justification:

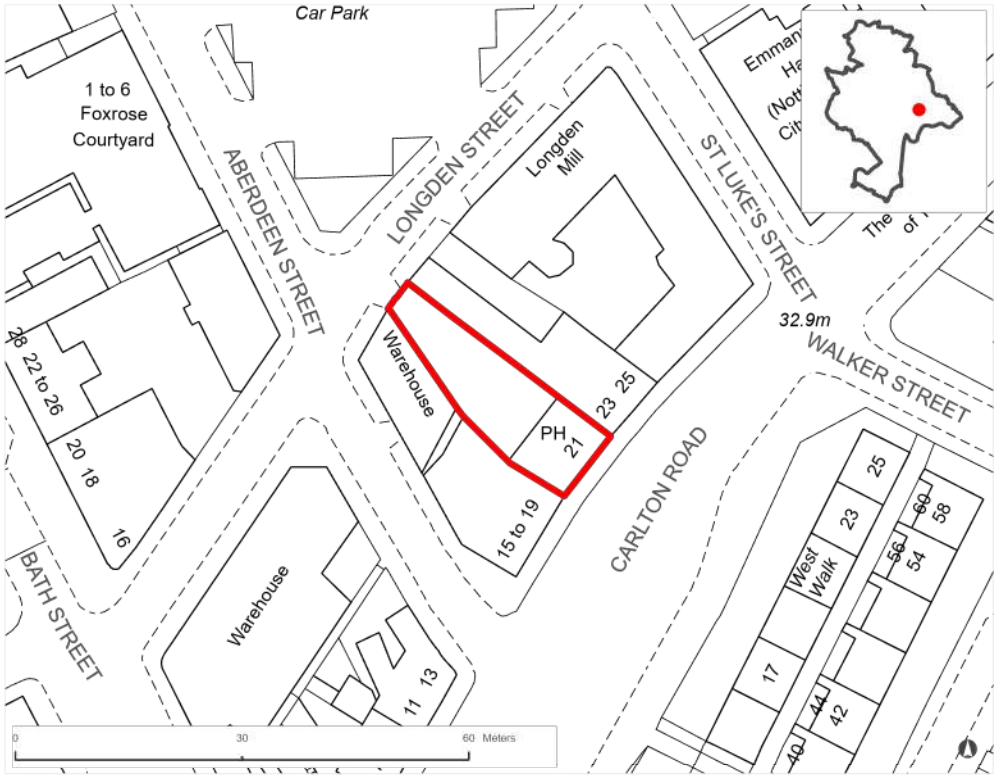
Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 455234 **Northing**: 341072

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2389 21 Carlton Road, Nottingham NG3 2D



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: under construction

Site Source: Planning application / pre application

Existing Use: previously the Earl Howe Pub on the ground floor, with private rental accommodation on the upper floors

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00861/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 6 dwelling/s

Proposed Yield 2021/26: 6 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 6 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

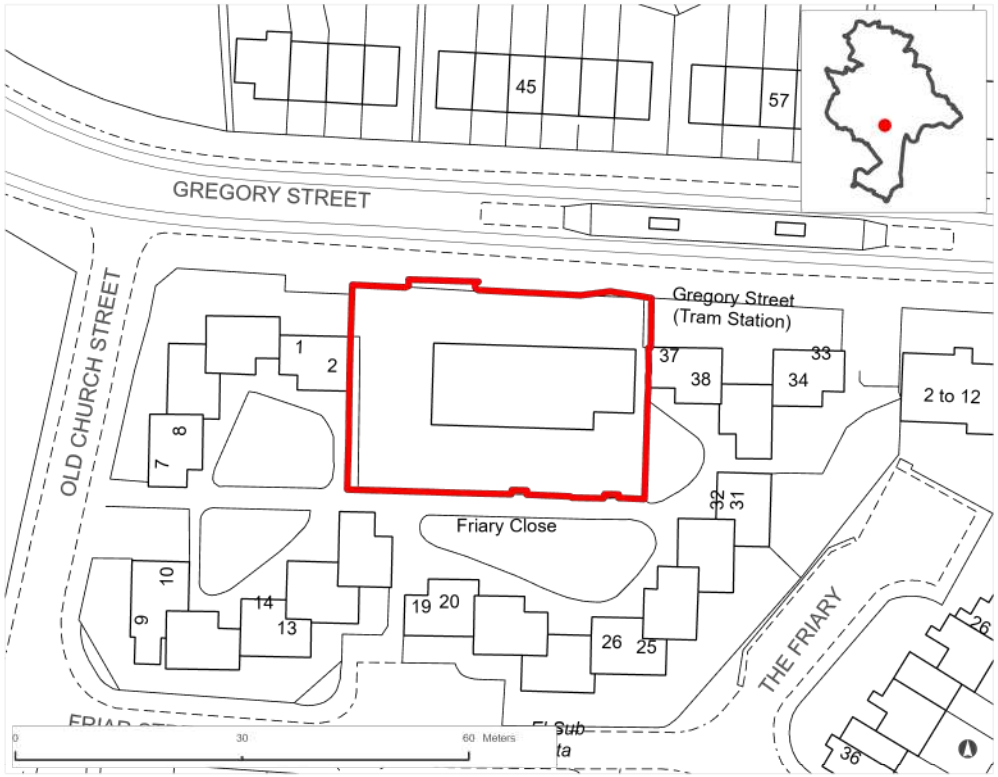
under construction

Easting: 458125 **Northing**: 340040

Date first added to SHLAA: 14/12/2018

Last updated date: 15/08/2019

Site ID: 2405 Site Of The Red Cow Public House, Gregory Street, Nottingham NG7 2NQ



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 9 dwelling/s
Proposed Yield 2021/26: 9 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 9 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 9 dwellings

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period. Agent confirmed completion timescales

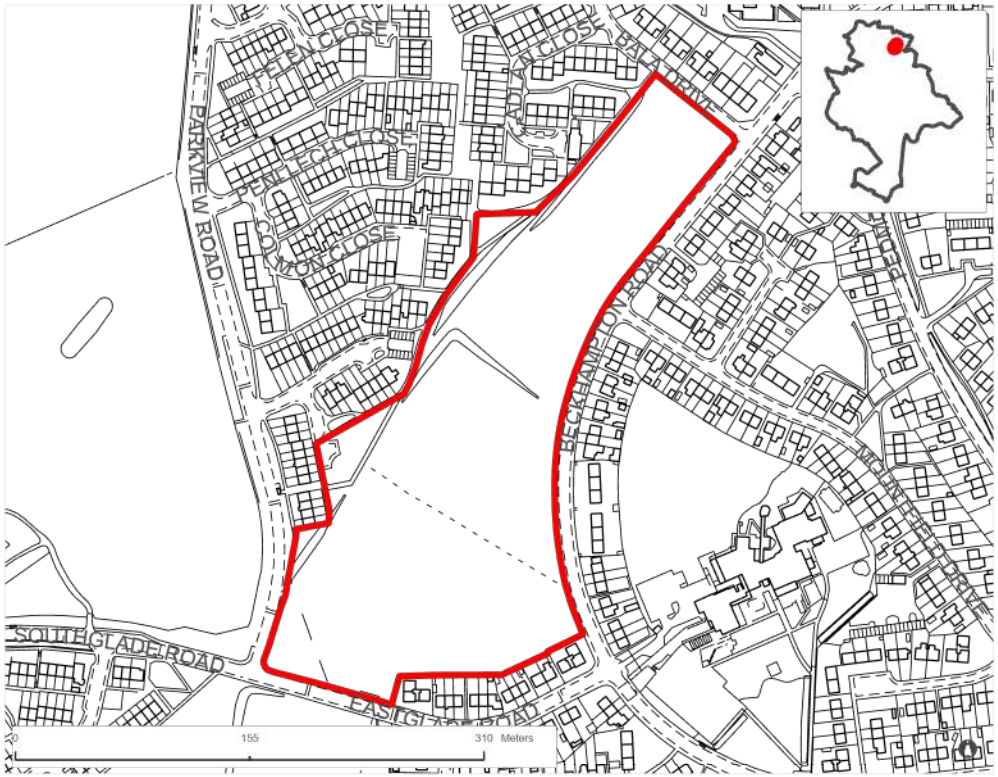
Overall Conclusion: Deliverable
Ward: Lenton and Wollaton EastEast
Ownership Status: Not owned by a public authority
Reporting Status: Under Construction
Site Source: Planning application / pre application
Existing Use: unknown

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: Yes
Site Area: 0.11 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref:17/01924/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Easting: 455370 **Northing**: 338790

Date first added to SHLAA: 14/12/2018
Last updated date: 15/08/2019

Site ID: 241 Beckhampton Road - Fomer Padstow School Detached Playing Field



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Vacant playing field

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 5.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00831/PFUL3

LAPP Reference:SR06

Overcoming non-standard constraints

Net Dwellings: 129 dwelling/s

Proposed Yield 2021/26: 129 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 129 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 129 dwellings

Reasoned Justification:

NCC owned former playing field identified for housing delivery. Agent confirmed completion timescales

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 2430 229 Beechdale Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: Yes
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Leen Valley
Ownership Status: Unknown Ownership
Reporting Status: Current full permission
Site Source: Planning Application/ PREAPP
Existing Use:

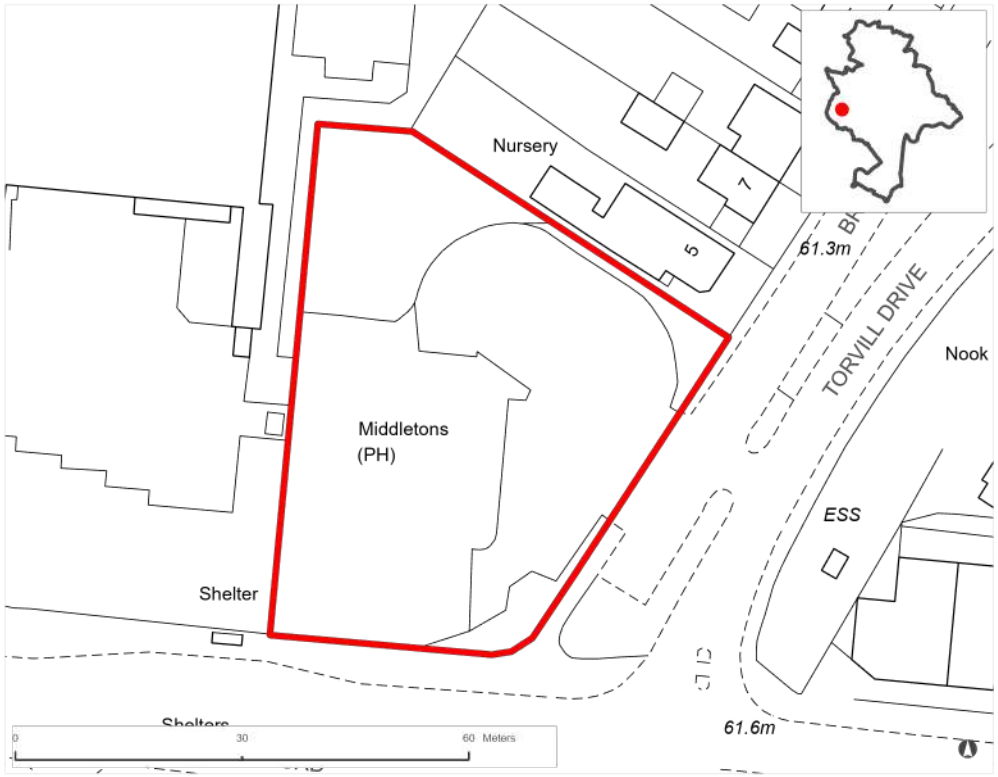
Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.2 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/02380/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 8 dwelling/s
Proposed Yield 2021/26: 8 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 8 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 8 dwellings
Reasoned Justification:
Recent Planning Permission

Easting: 453310 **Northing**: 341475

Date first added to SHLAA: 19/03/2019
Last updated date: 15/08/2019

Site ID: 2427 Middletons, Trowell Road, Nottingham, NG8 2DH



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: 3rd Party Submission

Existing Use: Vacant public house

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/01250/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 16 dwelling/s

Proposed Yield 2021/26: 16 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 16 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 16 dwellings

Reasoned Justification:

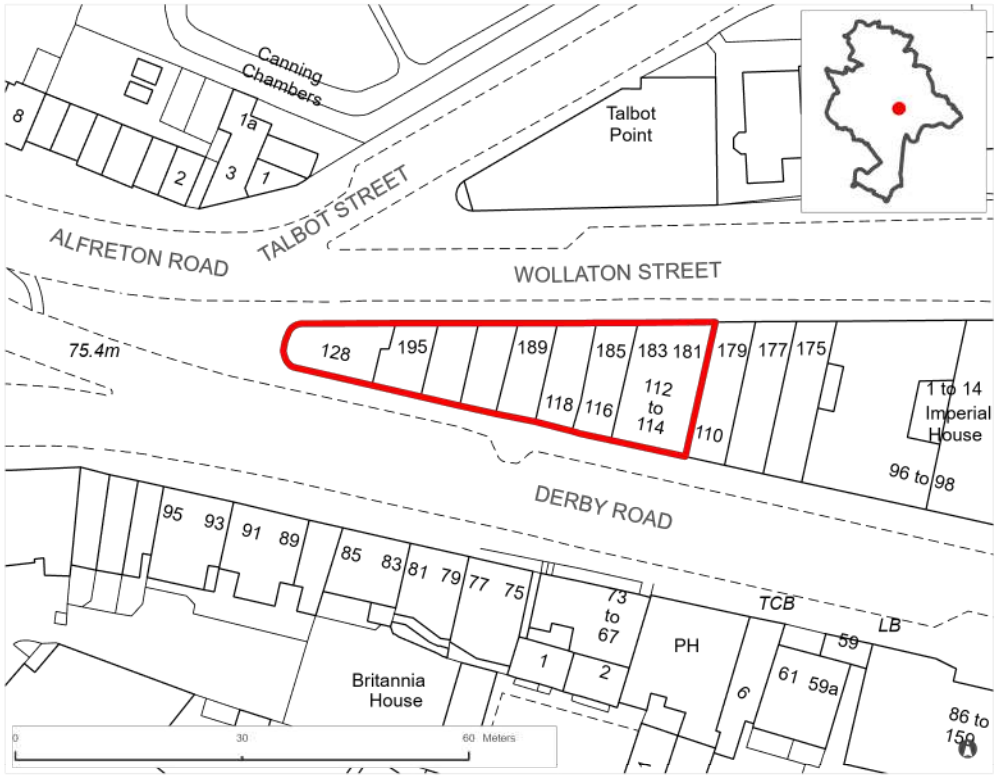
Site has permission in principle

Easting: 451927 **Northing**: 340062

Date first added to SHLAA: 09/01/2019

Last updated date: 09/01/2019

Site ID: 2428 112 - 128 Derby Road And 181 - 195 Wollaton Street,



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 47 dwelling/s

Proposed Yield 2021/26: 47 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 47 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 47 dwellings

Reasoned Justification:

Planning Permission

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/02495/PFUL3

LAPP Reference:

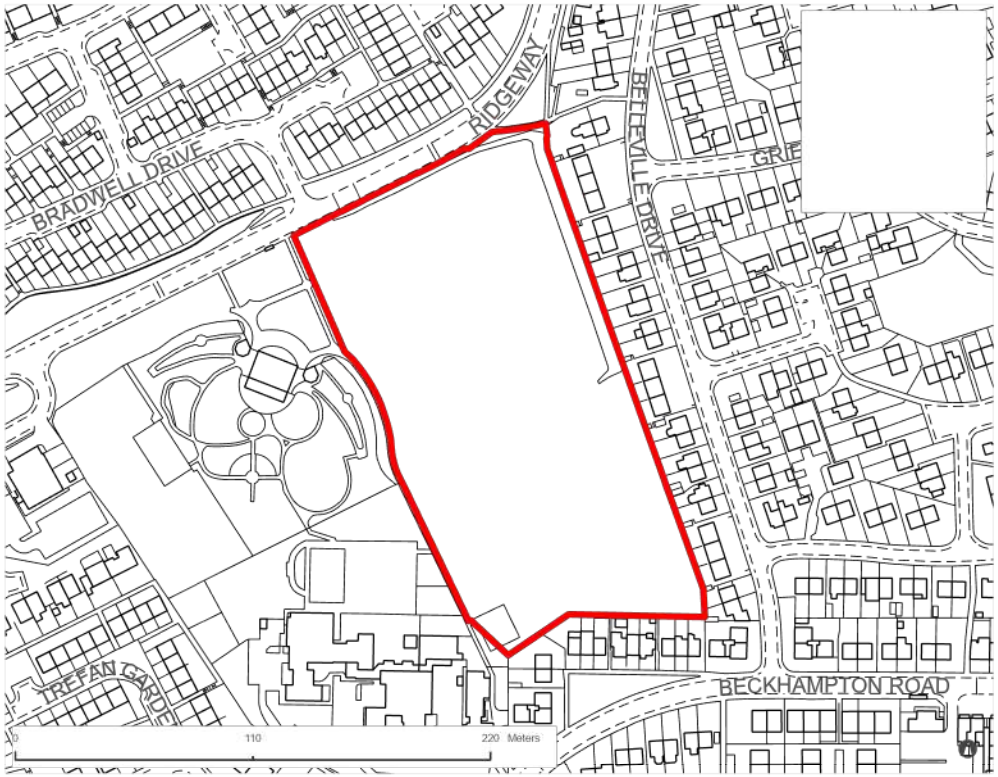
Overcoming non-standard constraints

Easting: 456511 **Northing**: 340149

Date first added to SHLAA: 19/03/2019

Last updated date: 19/03/2019

Site ID: 243 Ridgeway - Former Padstow School Detached Playing Field,



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Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Open space

Land Type: Greenfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 2.56 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR05

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 55 dwelling/s

Proposed Yield 2021/26: 55 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 55 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 55 dwellings

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Spread over 2 years as partial uncertainty of exact start date, and not all to be completed in 1 year. Annual update from Development Management, Property & Regeneration

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2430 229 Beechdale Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: Yes
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Leen Valley
Ownership Status: Unknown Ownership
Reporting Status: Current full permission
Site Source: Planning Application/ PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.2 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/02380/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 8 dwelling/s
Proposed Yield 2021/26: 8 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 8 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 8 dwellings
Reasoned Justification:
Recent Planning Permission

Easting: 453310 **Northing**: 341475

Date first added to SHLAA: 19/03/2019
Last updated date: 15/08/2019

Site ID: 2433 Millstream Court, Peveril Street, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: Yes

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01883/PACPD

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 12 dwelling/s

Proposed Yield 2021/26: 12 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 12 dwellings

Reasoned Justification:

Prior Approval. Agent confirmed completion timescales

Easting: 455874 **Northing**: 340762

Date first added to SHLAA: 22/03/2019

Last updated date: 22/03/2019

Site ID: 2434 2A Sherwood Rise, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01887/PACPD

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 10 dwelling/s

Proposed Yield 2021/26: 10 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 10 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 10 dwellings

Reasoned Justification:

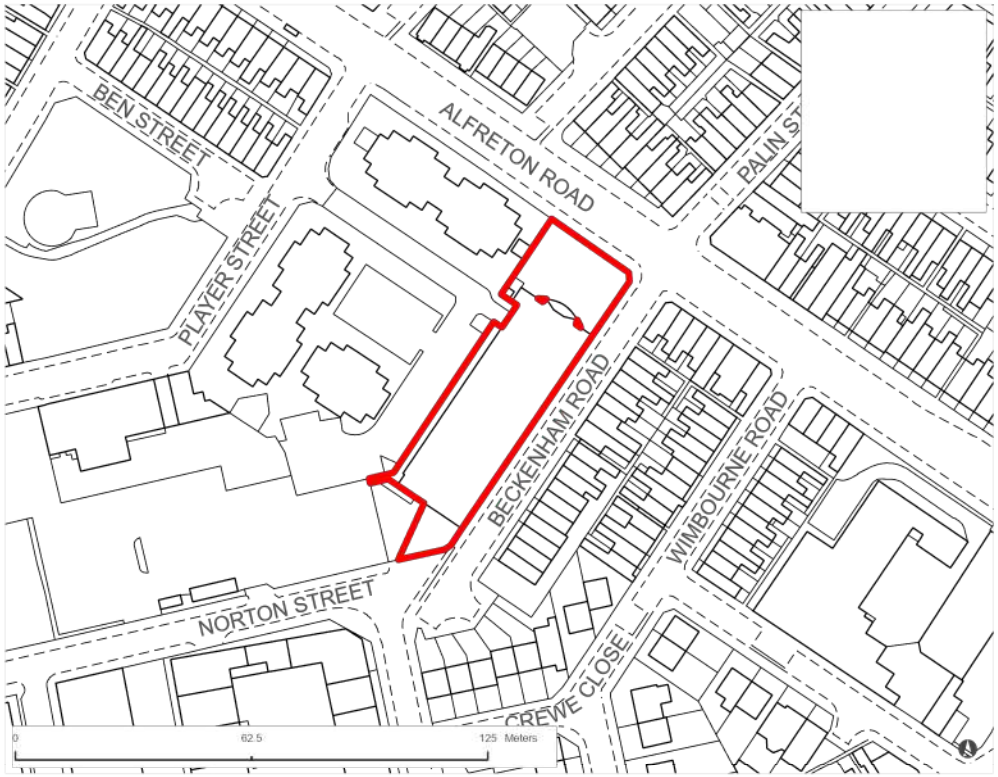
Prior Approval

Easting: 456690 **Northing**: 341740

Date first added to SHLAA: 22/03/2019

Last updated date: 22/03/2019

Site ID: 2435 New Brook House, 385 Alfreton Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: Prior Approval

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01994/PACPD

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 136 dwelling/s

Proposed Yield 2021/26: 136 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 136 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 136 dwellings

Reasoned Justification:

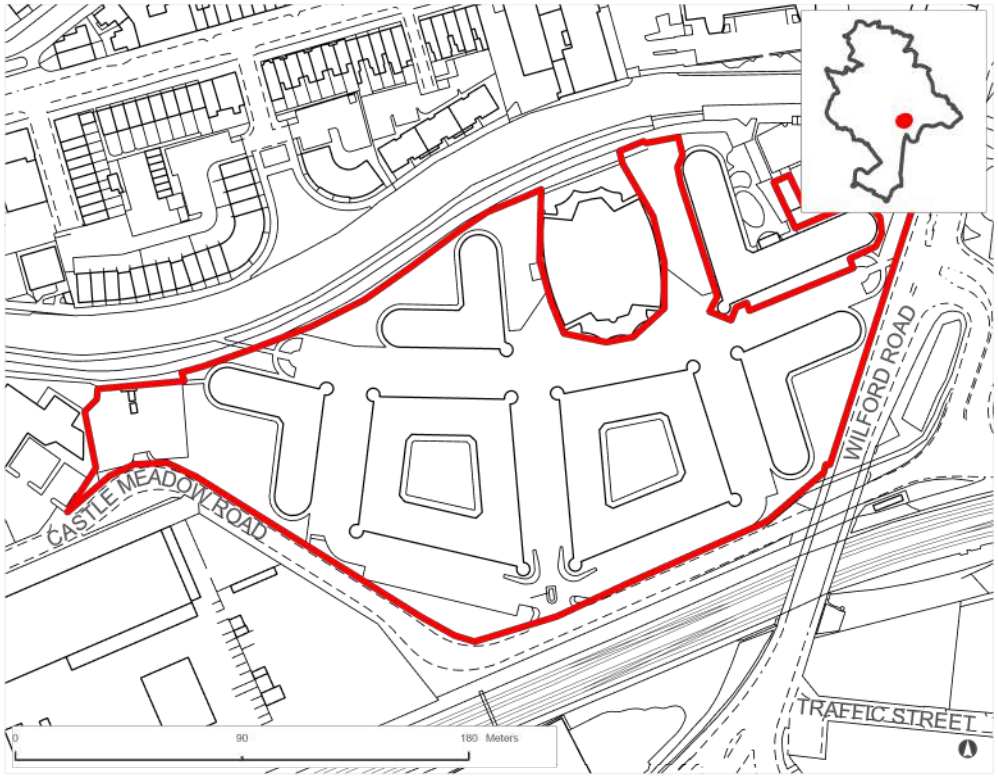
Prior Approval

Easting: 455622 **Northing**: 340840

Date first added to SHLAA: 22/03/2019

Last updated date: 22/03/2019

Site ID: 2436 Inland Revenue Castle, Meadow Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status: Unknown Ownership
Reporting Status: Prior Approval

Site Source: Planning Application/ PREAPP
Existing Use:

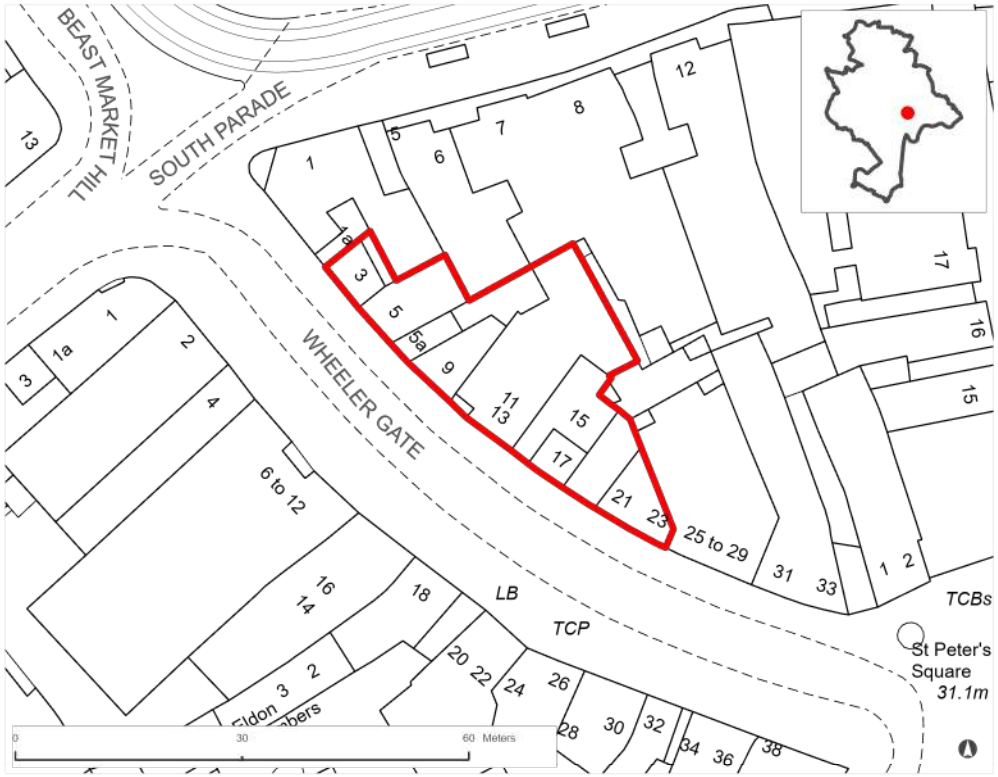
Land Type: Brownfield
Planning Status:
Construction Status: No
Site Area: 3.13 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/00354/PACPD
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 332 dwelling/s
Proposed Yield 2021/26: 332 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 332 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 332 dwellings
Reasoned Justification:
Prior Approval

Easting: 456952 **Northing**: 339171

Date first added to SHLAA: 22/03/2019
Last updated date: 22/03/2019

Site ID: 2438 15 Wheeler Gate, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status: Current full permission
Site Source: Planning Application/ PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.08 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:19/02056/PFUL3
LAPP Reference:
Overcoming non-standard constraints

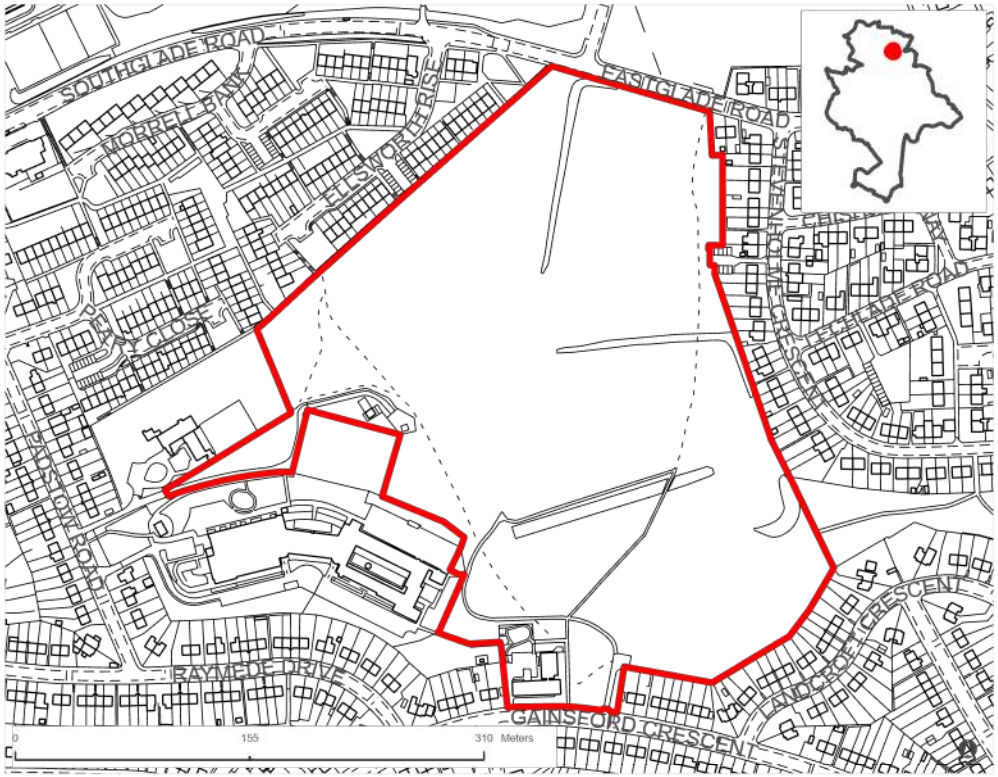
Net Dwellings: 23 dwelling/s
Proposed Yield 2021/26: 23 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 23 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 23 dwellings
Reasoned Justification:

Full Permission

Easting: 457205 **Northing**: 339803

Date first added to SHLAA: 03/04/2019
Last updated date: 12/02/2020

Site ID: 244 Eastglade Road - Former Padstow School Site



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: Yes
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Open space with community centre to south corner

Land Type: Greenfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 9.67 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR08

Overcoming non-standard constraints

Net Dwellings: 300 dwelling/s

Proposed Yield 2021/26: 200 dwelling/s

Proposed Yield 2026/28: 100 dwelling/s

Proposed Yield 2021/28: 300 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 300 dwellings

Reasoned Justification:

NCC owned site. Part of a programme of regeneration. Potential to deliver within 5 years. Annual update from Development Management, Property & Regeneration.

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2450 Gala Club, St Anns Well Road, Nottingham, NG3 1ED



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status:
Reporting Status: Current full permission
Site Source: Planning Application/ PREAPP
Existing Use:

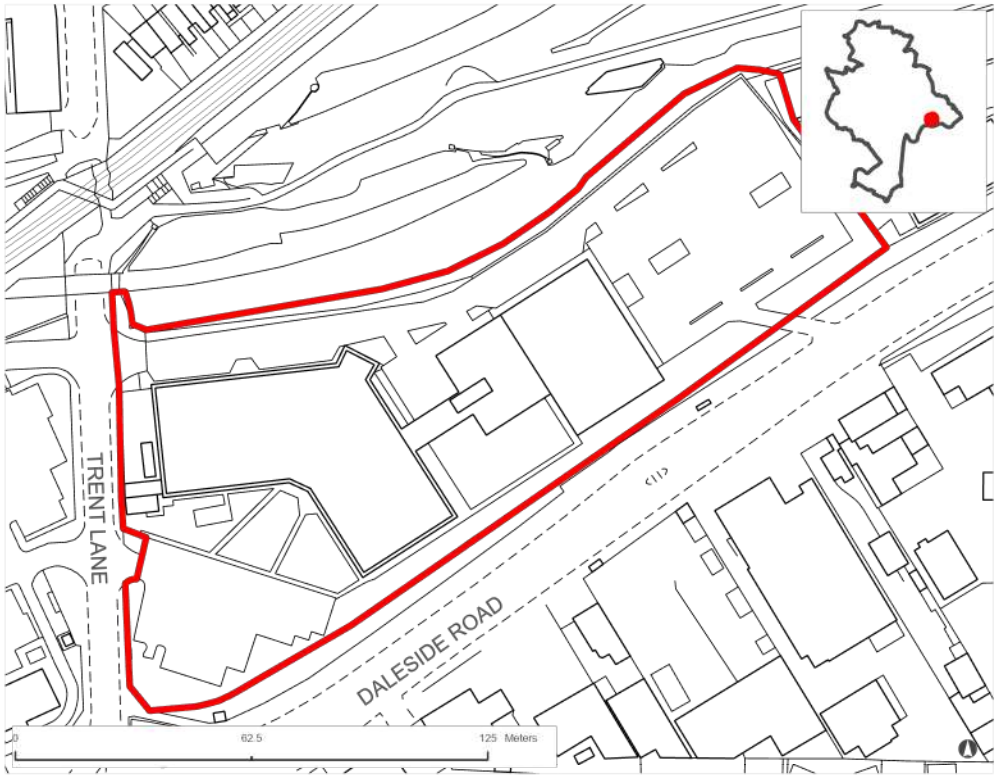
Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.36 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:19/02566/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 124 dwelling/s
Proposed Yield 2021/26: 124 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 124 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 124 dwellings
Reasoned Justification:
Planning permission

Easting: 457670 **Northing**: 340311

Date first added to SHLAA: 03/04/2019
Last updated date: 03/04/2019

Site ID: 2451 Ntl Diamond Plaza, Daleside Road, Nottingham, NG2 4DS



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Dales
Ownership Status:
Reporting Status: 10 or more dwellings without planning permission
Site Source: Planning Application/ PREAPP
Existing Use: Virgin Media Offices

Land Type: Brownfield
Planning Status:
Construction Status: No
Site Area: 1.54 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/01065/PREAPP
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 90 dwelling/s
Proposed Yield 2021/26: 60 dwelling/s
Proposed Yield 2026/28: 30 dwelling/s
Proposed Yield 2021/28: 90 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 90 dwellings
Reasoned Justification:
Potential for residential development if the negative effects are mitigated well.

Easting: 459070 **Northing**: 339303

Date first added to SHLAA: 03/04/2019
Last updated date: 03/04/2019

Site ID: 2452 Site Of John Barleycorn,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Aspley

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01905/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 15 dwelling/s

Proposed Yield 2021/26: 15 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 15 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 15 dwellings

Reasoned Justification:

permission

Easting: 454120 **Northing**: 343011

Date first added to SHLAA:

Last updated date:

Site ID: 2453 St Peters Court,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02220/PREAPP

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 88 dwelling/s

Proposed Yield 2021/26: 88 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 88 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 88 dwellings

Reasoned Justification:

Awaiting pre-application advice. Met with Development Management, Property & Regeneration

Easting: 455136 **Northing**: 340438

Date first added to SHLAA: 03/04/2019

Last updated date: 03/04/2019

Site ID: 2454 York House,



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status:

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02566/PFUL3

LAPP Reference:SR52

Overcoming non-standard constraints

Net Dwellings: 126 dwelling/s

Proposed Yield 2021/26: 126 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 126 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 126 dwellings

Reasoned Justification:

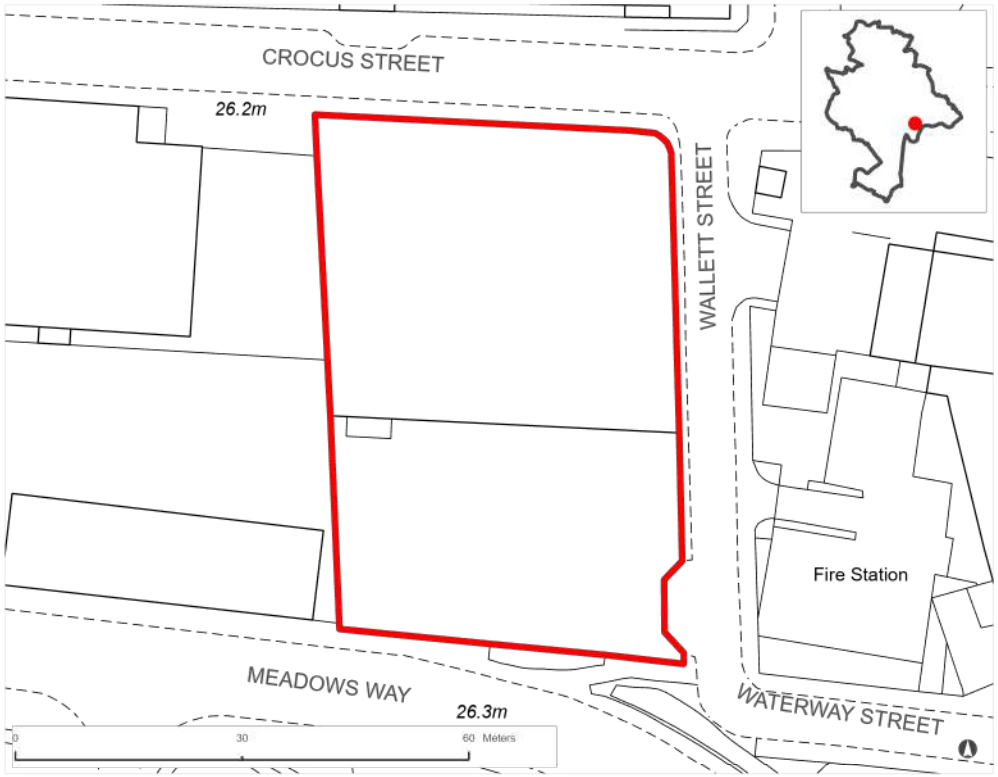
212 = 346 in clusters divided by 2.5 + 74 studios or 472 bedspaces of 126 dw

Easting: 457282 **Northing**: 340476

Date first added to SHLAA: 03/04/2019

Last updated date: 03/04/2019

Site ID: 2455 1 Wallett Street, Nottingham, NG2 3EL



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02552/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 141 dwelling/s

Proposed Yield 2021/26: 141 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 141 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 141 dwellings

Reasoned Justification:

agent confirmed timescales

Easting: 457795 **Northing**: 338968

Date first added to SHLAA: 05/04/2019

Last updated date: 05/04/2019

Site ID: 2456 Triumph Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Lenton and Wollaton EastEast
Ownership Status:
Reporting Status: Current outline permission
Site Source: Planning Application/ PREAPP
Existing Use:

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.37 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref:19/02581/POUT
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: 188 dwelling/s
Proposed Yield 2021/26: 188 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 188 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 188 dwellings
Reasoned Justification:
Agent confirmed completion timescales

Easting: 455000 **Northing**: 339328

Date first added to SHLAA: 03/05/2019
Last updated date: 02/05/2019

Site ID: 2475 228 Cinderhill Road, Nottingham, NG6 8SB



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 6 dwelling/s
Proposed Yield 2021/26: 6 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 6 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 6 dwellings
Reasoned Justification:
Given planning permission

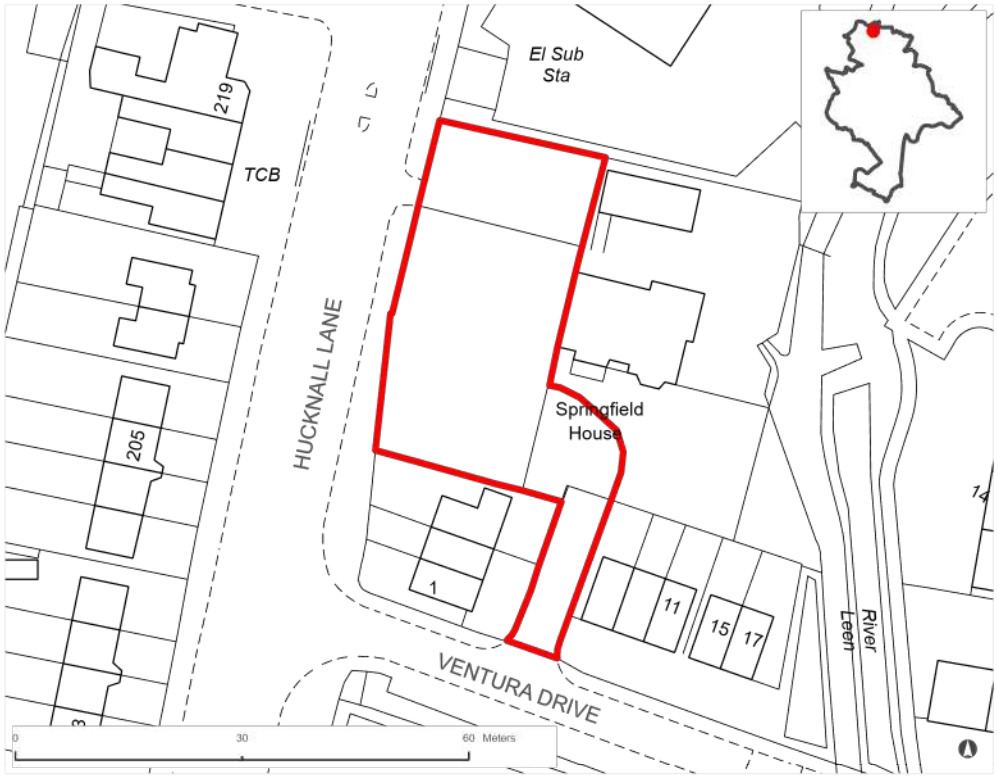
Overall Conclusion: Deliverable
Ward: Bulwell
Ownership Status: Not owned by a public authority
Reporting Status: Current full permission
Site Source: Planning Application/ PREAPP
Existing Use: Dwellings

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.07 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/01367/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Easting: 453733 **Northing**: 343891

Date first added to SHLAA: 29/05/2019
Last updated date: 15/08/2019

Site ID: 2497 Springfield House, 180 Hucknall Lane, Hucknall Lane, Nottingham, NG6 8AJ



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01051/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 6 dwelling/s

Proposed Yield 2021/26: 6 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 6 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

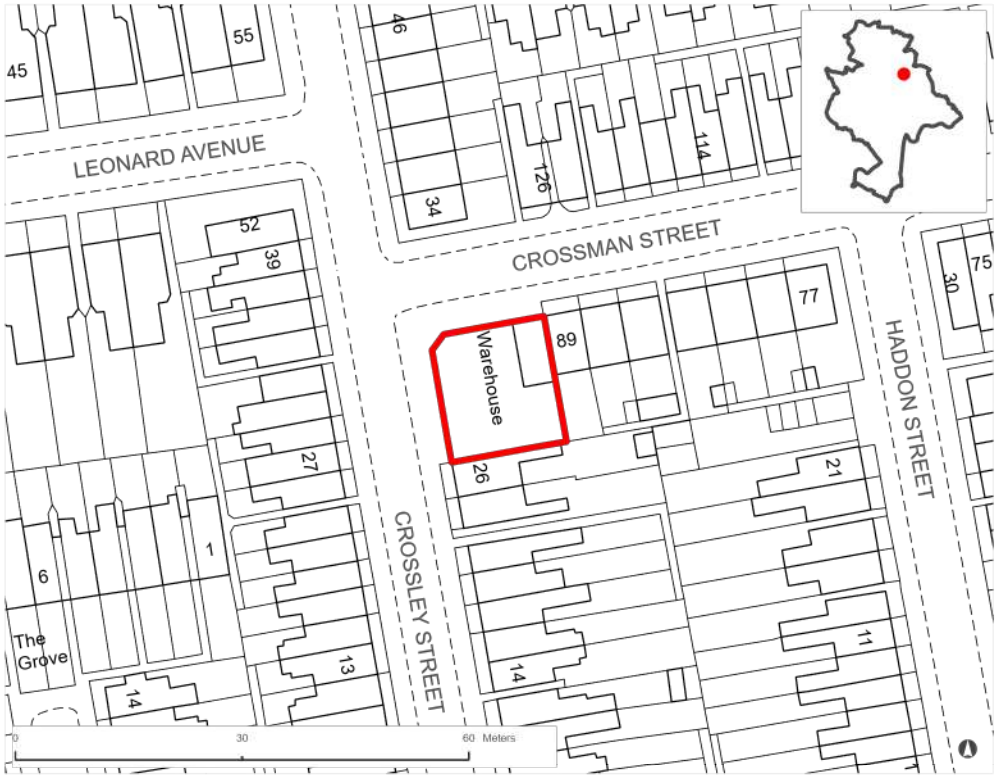
Given planning permission

Easting: 454452 **Northing**: 346345

Date first added to SHLAA: 15/07/2019

Last updated date: 15/08/2019

Site ID: 2500 28 Crossley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Office

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 5 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 5 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2501 Land Adjacent



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Not known

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 23 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 23 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

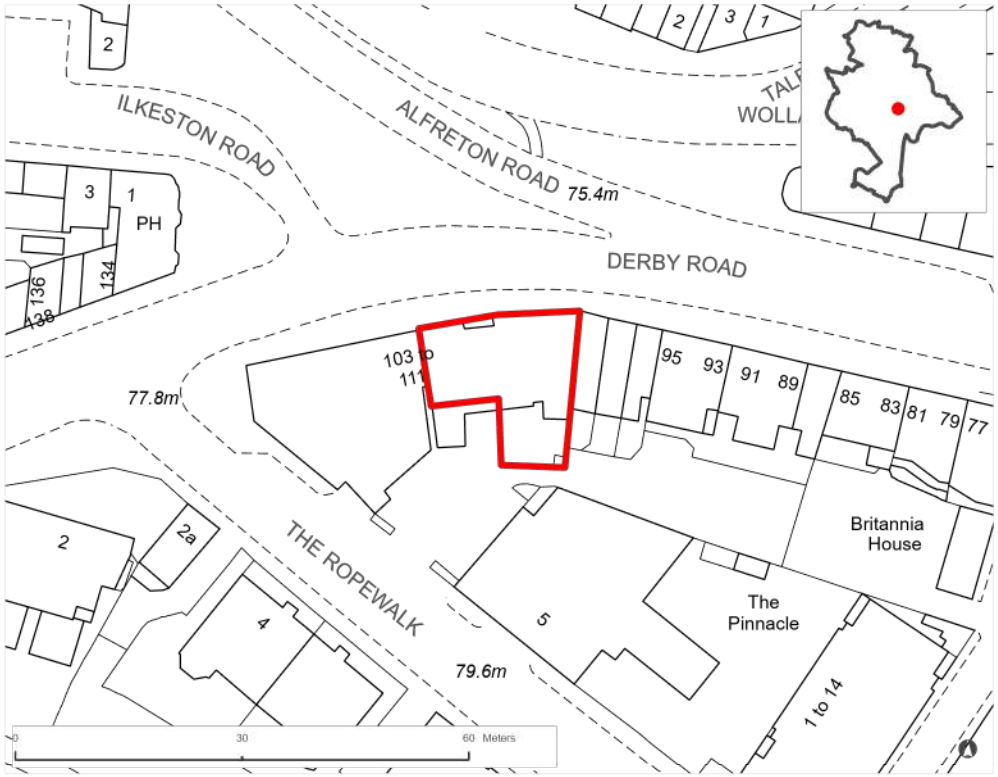
58 bedspaces in 5 clusters but 58 divided by 2.5=23. Planning applicatiom submitted Jan 2021 for adjoining land (240 units) which will all be developed as one scheme 2022 onwards

Easting: **Northing**:

Date first added to SHLAA:

Last updated date:

Site ID: 2505 103-105 Derby Road, NG1 5BB



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Restaurant

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 6 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 6 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

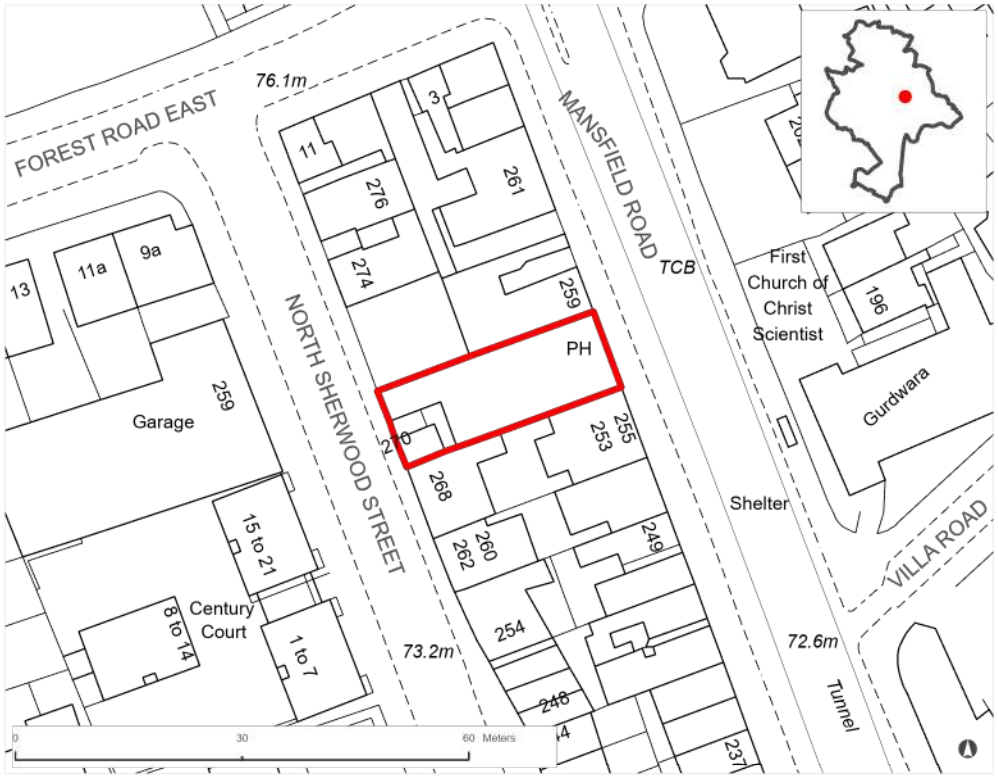
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2507 257 Mansfield Road,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Public house

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 8 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 8 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2508 31A-33



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

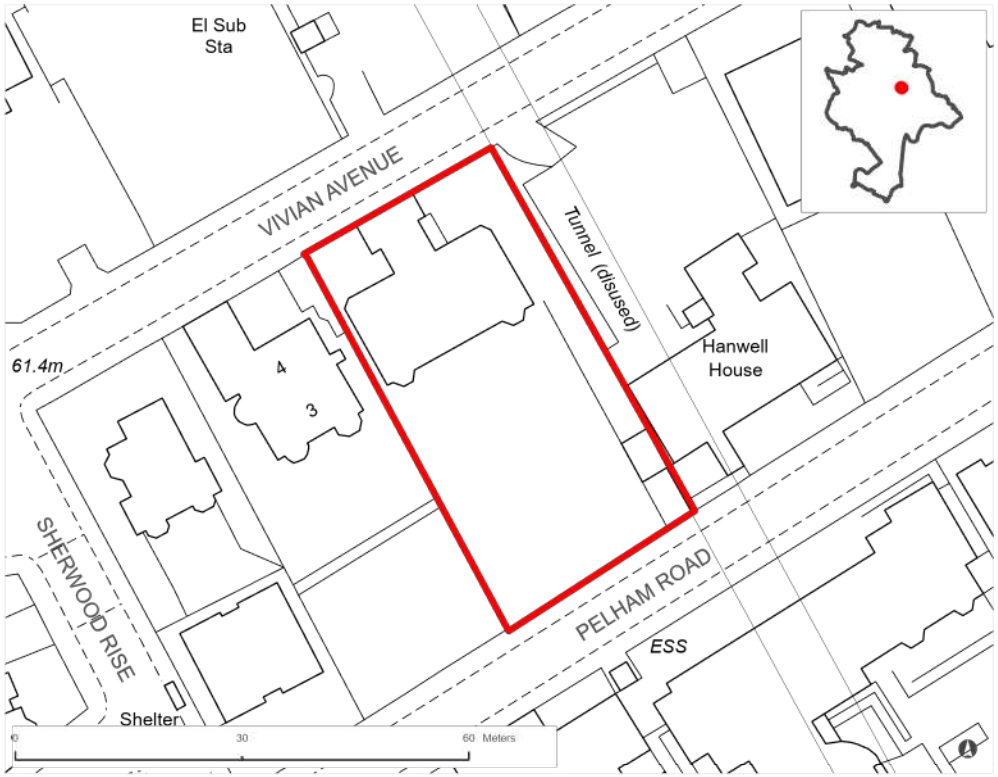
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2509 5 Pelham Road,



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Unknown

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 12 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2510 96-100 North Sherwood Street,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 10 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 10 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status: Not owned by a public authority
Reporting Status:
Site Source:
Existing Use: Offices

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.07 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2511 1 - 12 Macmillan Close, NG3 6GJ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Residential institution

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 12 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

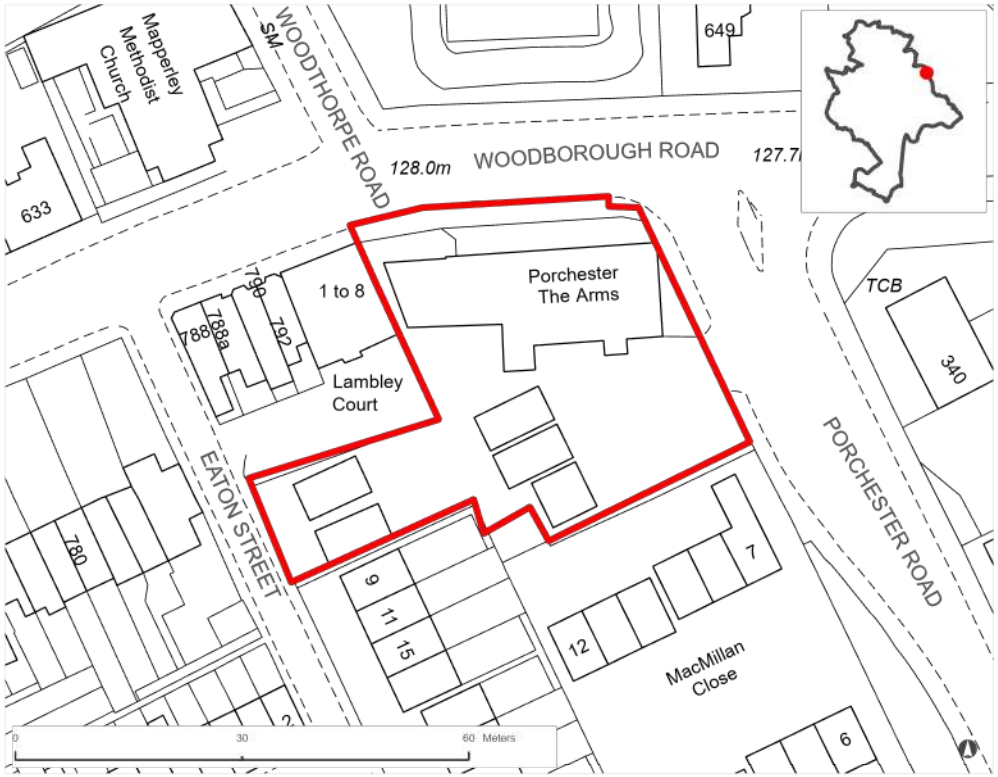
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2512 806 Woodborough Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Unknown

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 16 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 16 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2513 Site Of Spices Restaurant And Flat



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Bilborough
Ownership Status: Not owned by a public authority
Reporting Status:
Site Source:
Existing Use: Restaurant

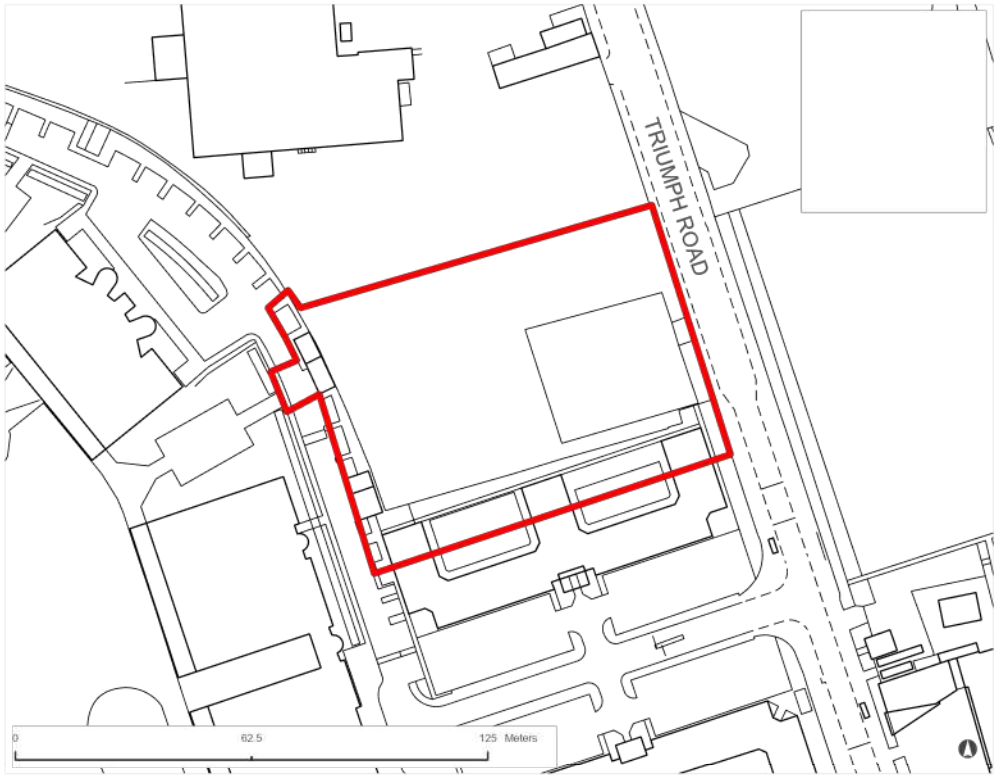
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.33 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 17 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 17 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2520 Land Adjacent To Southwell Hall, Jubilee Campus, Triumph Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.72 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 112 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 112 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

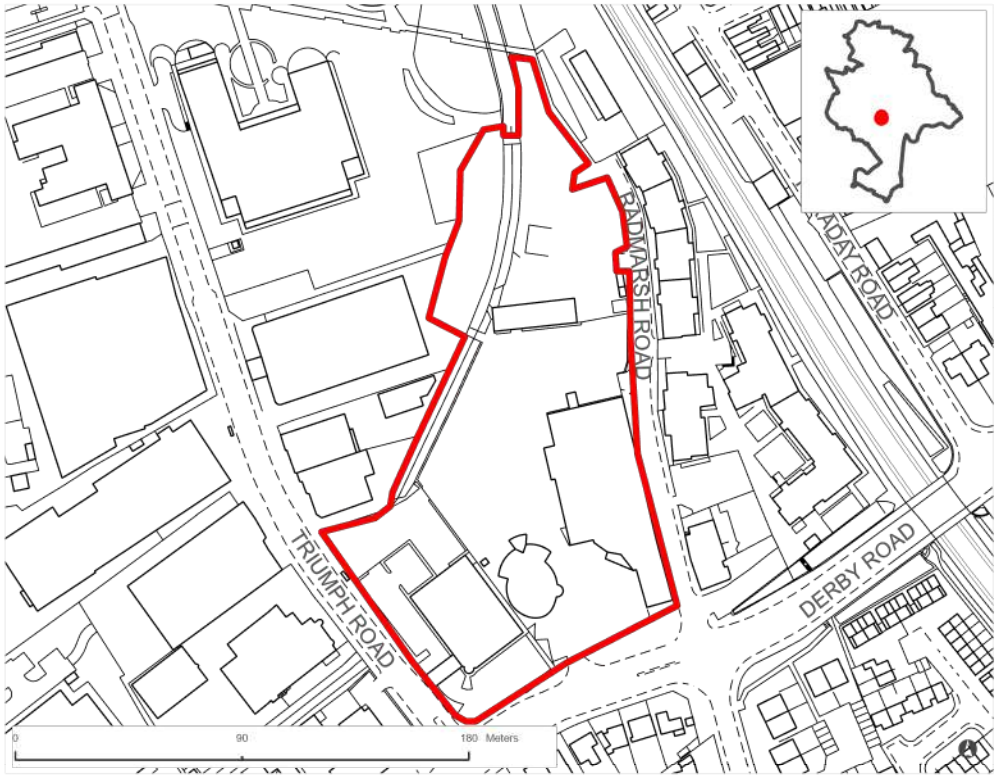
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2521 Units 1 2 3 4 7 And 9, Radmarsh Road, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 1.88 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 303 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 303 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

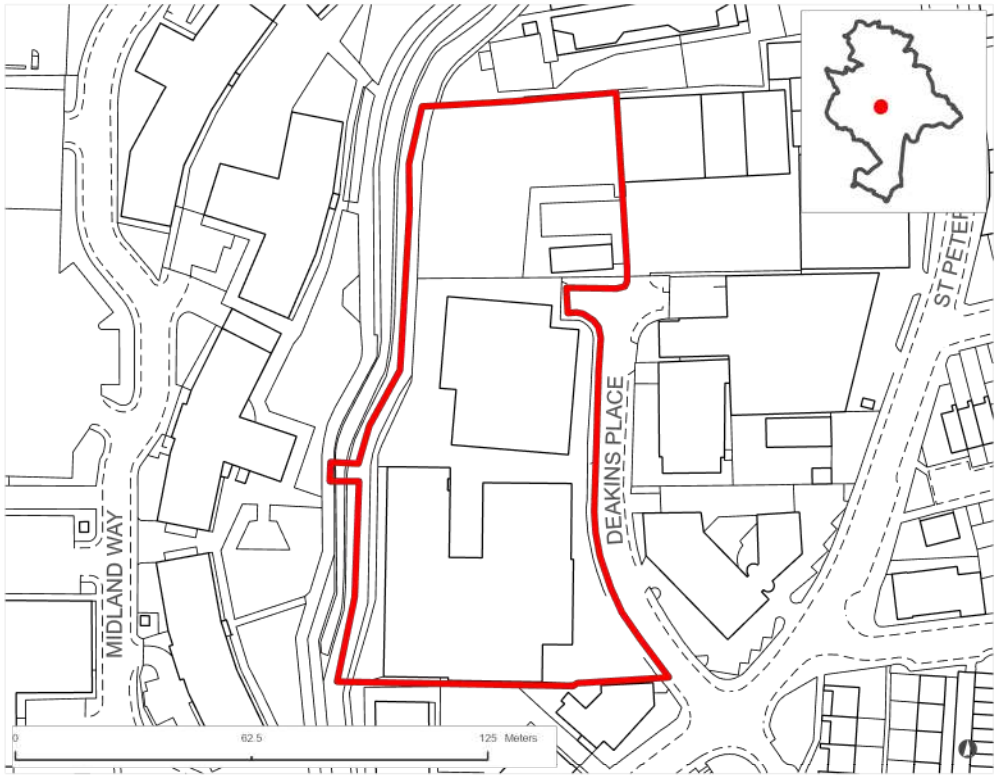
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2522 11 And Workshop To North Of Turning Head, Deakins Place, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Unknown

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.94 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 280 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 280 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

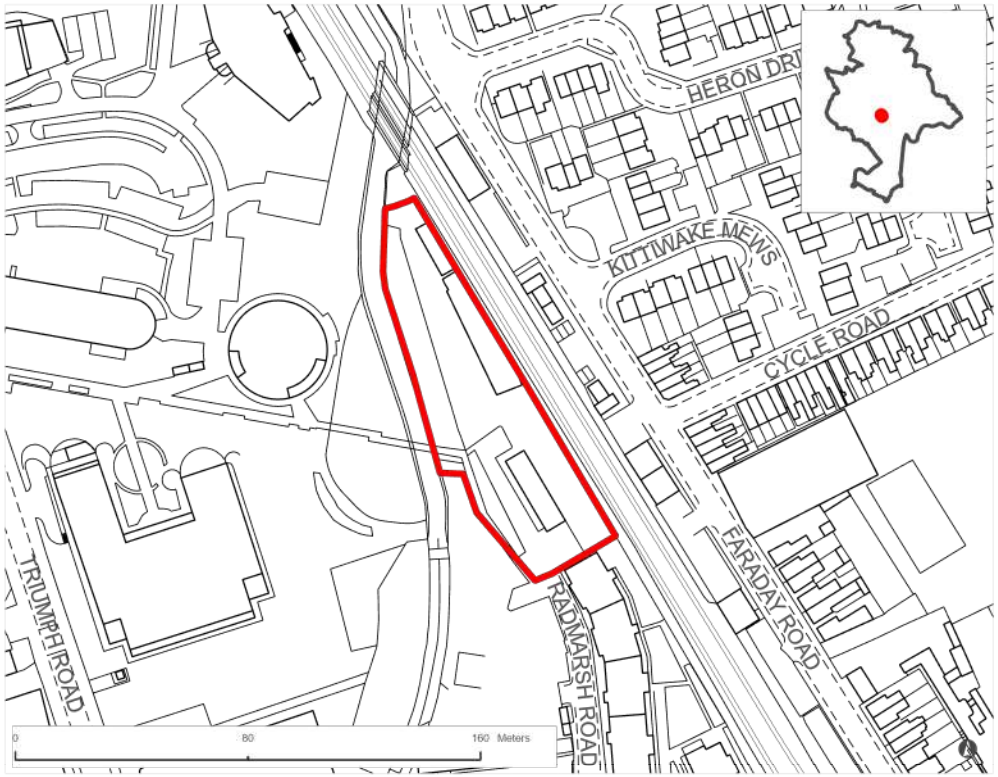
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2523 406 And 408 Derby Road And Northern Dairies LTD, Radmarsh Road Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton East

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use: Unknown

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.42 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 90 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 90 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

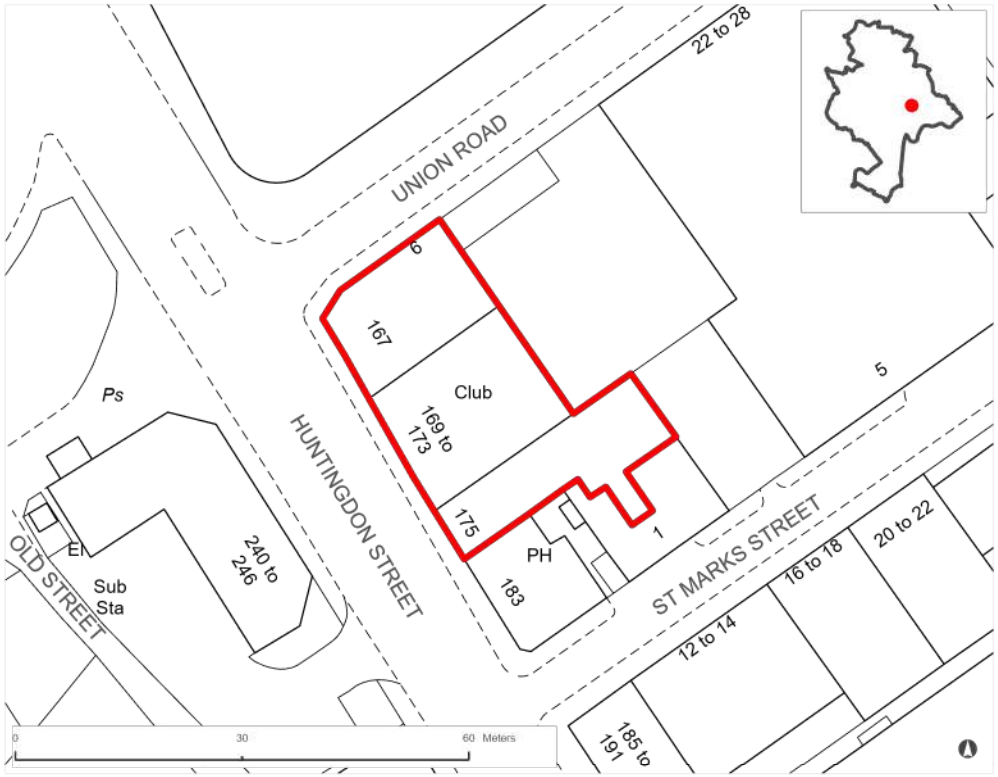
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2524 167-175 Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 400 dwelling/s

Proposed Yield 2026/28: 100 dwelling/s

Proposed Yield 2021/28: 500 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

Developer interest

Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2528 S And N Fashions, Damad House, 490 Radford Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Berridge
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.11 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 29 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 29 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2529 St James Hotel Conference Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.04 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 12 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 12 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2530 1-3 Herbert Road, Nottingham, NG5 1BS



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Berridge
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

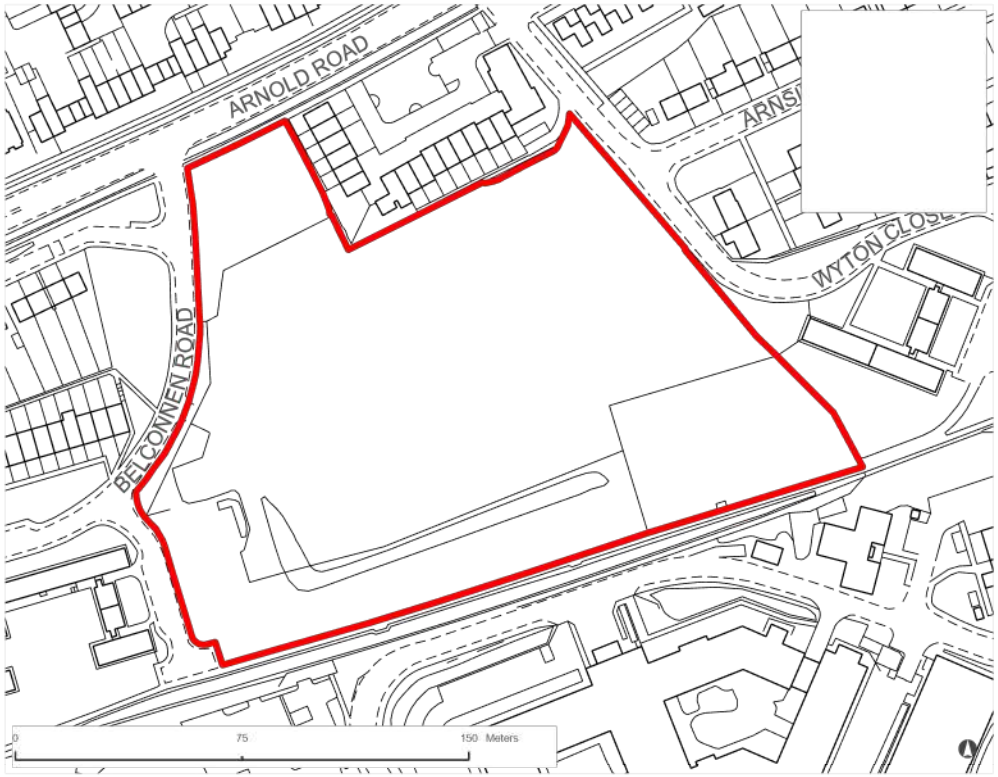
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.08 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 6 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 6 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 253 Arnside Road - Former Chronos Richardson



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 60 dwelling/s
Proposed Yield 2021/26: 60 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 60 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 60 dwellings

Reasoned Justification:

Cleared brownfield site in a residential area. Owner and NCC anticipate marketting to start summer 2020 and start after 2020

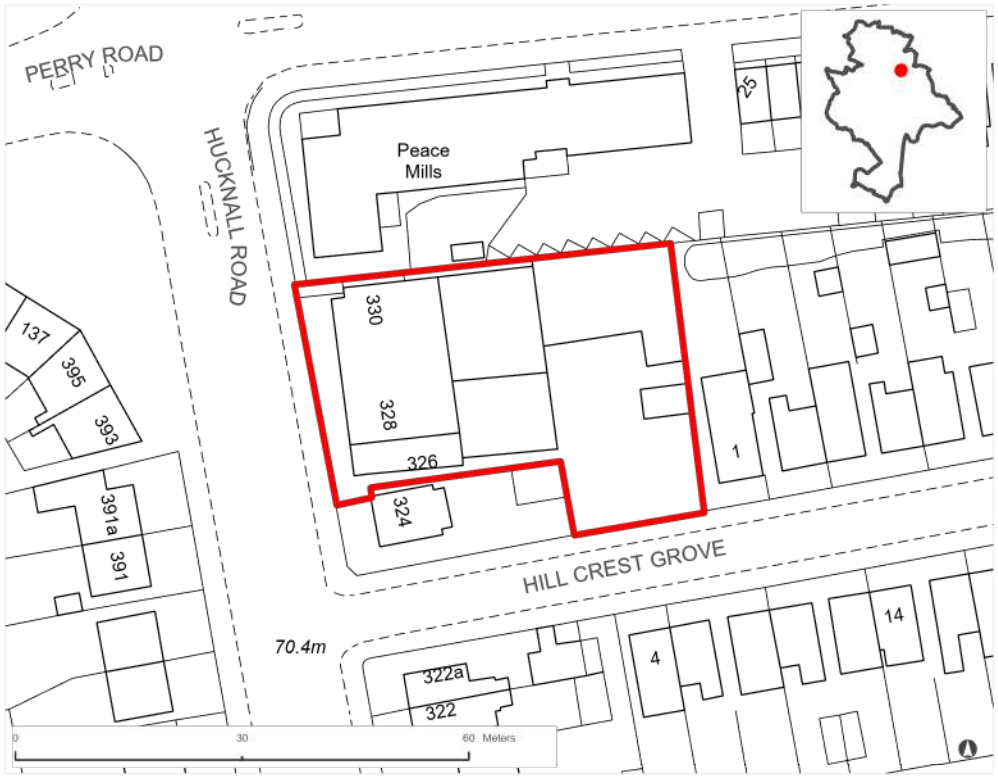
Overall Conclusion: Deliverable
Ward: Bestwood
Ownership Status: Mixed ownership
Reporting Status: Local Plan Allocation
Site Source: Local Plan allocation
Existing Use: Employment. Disused industrial site

Land Type: Brownfield
Planning Status: LP Site Not Permissioned
Construction Status: No
Site Area: 2.58 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:SR13
Overcoming non-standard constraints

Easting: 456292 **Northing**: 344167

Date first added to SHLAA: 14/12/2017
Last updated date:

Site ID: 2531 The Viceroy Restaurant, 326 - 330 Hucknall Road, Nottingham, NG5 1FS



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Sherwood
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

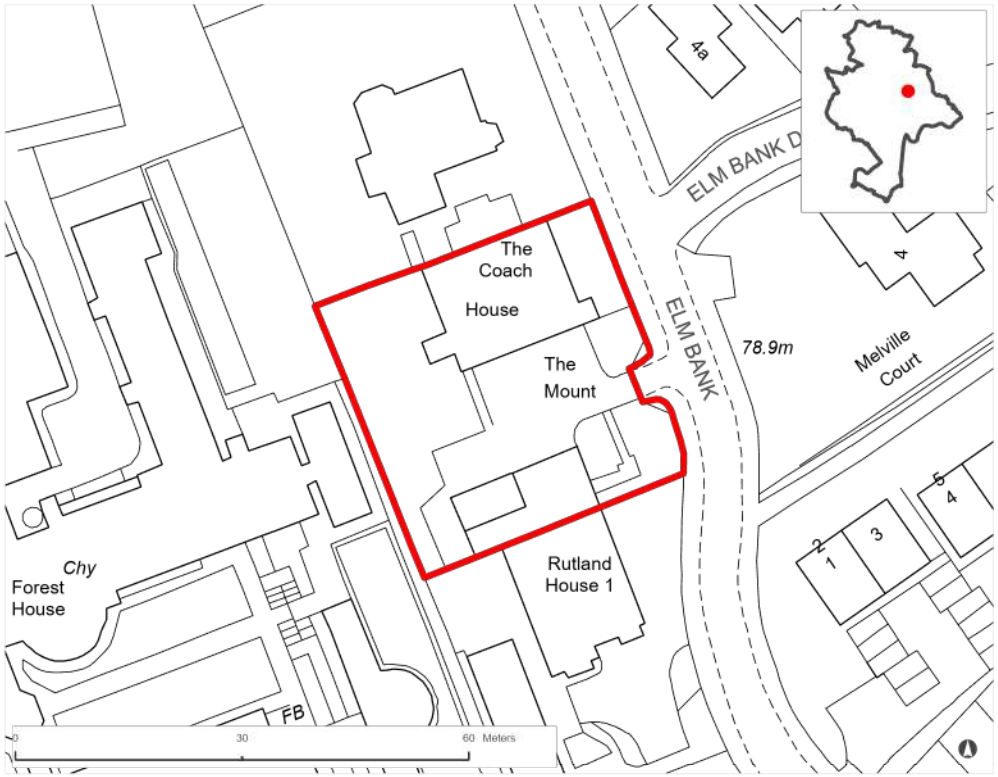
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.15 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 16 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 16 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:
Agent confirmed completion timescales

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2532 1 Elm Bank, Nottingham, NG3 5AJ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Mapperley
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

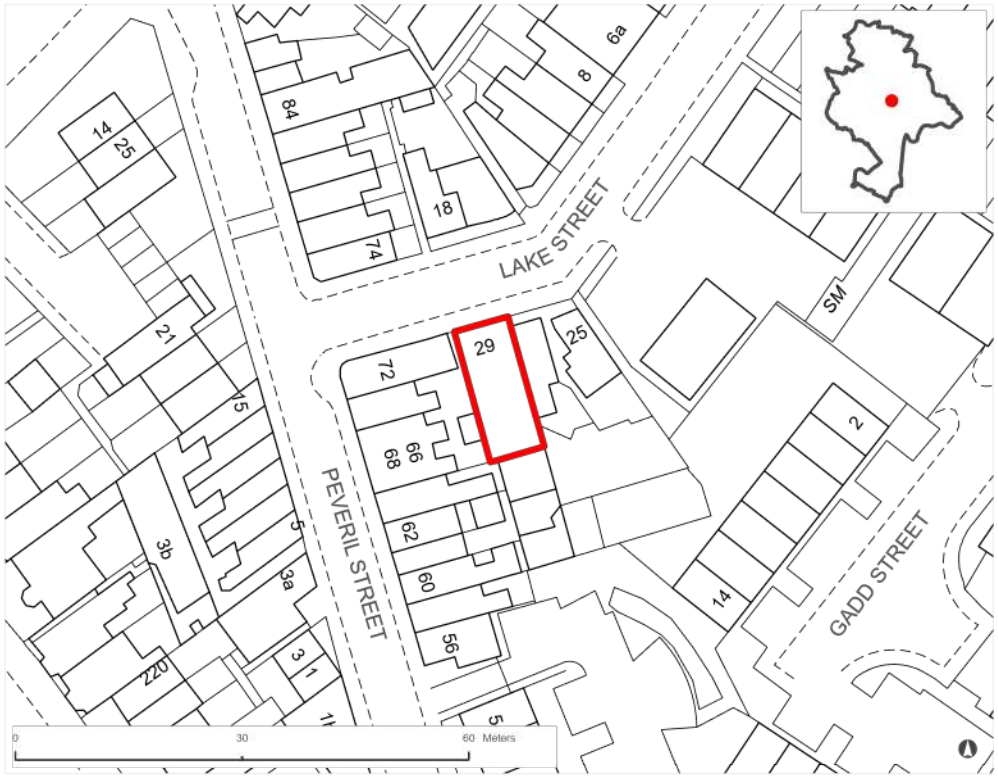
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.15 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 13 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 13 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2533 29 Lake Street Nottingham NG7 4BT



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

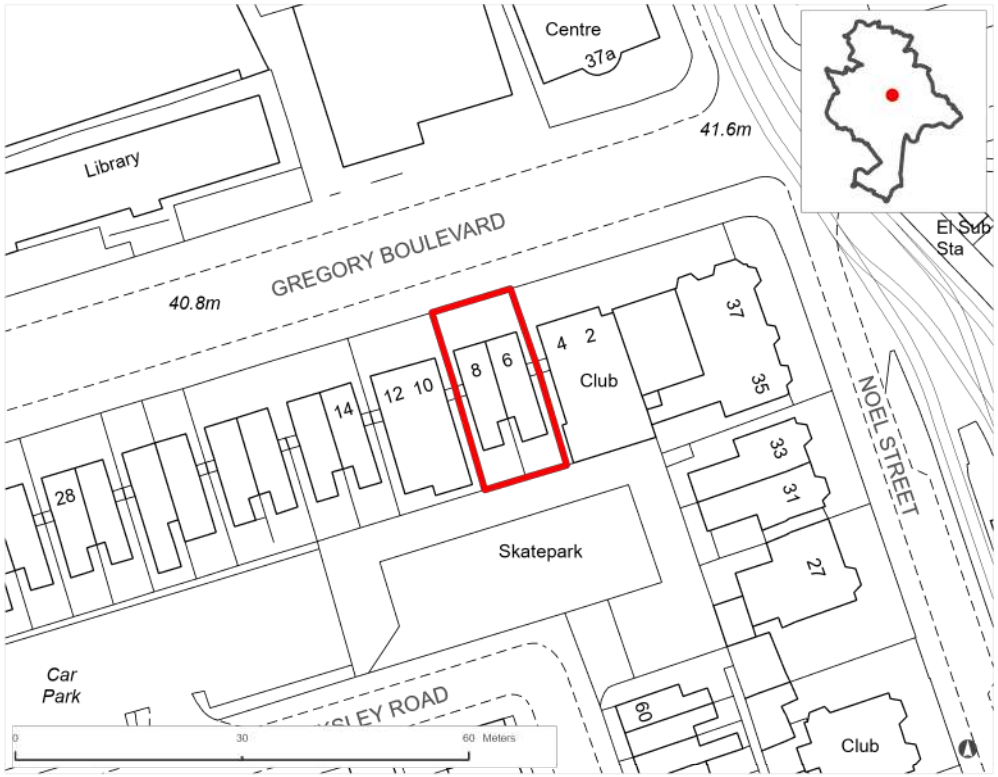
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.01 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 6 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 6 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2534 6 And 8 Gregory Boulevard, Nottingham, NG7 6BG



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

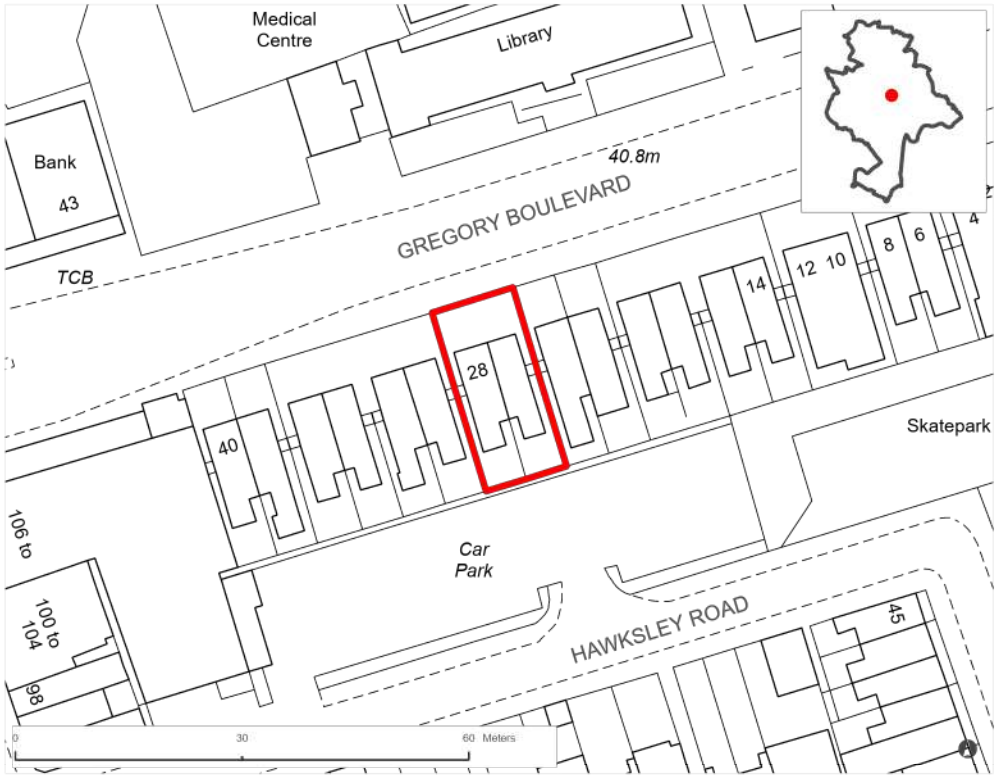
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.03 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 12 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 12 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2535 26 And 28 Gregory Boulevard, Nottingham, NG7 6BG



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.03 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 12 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 12 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2536 Garages South Hamilton Court, Farnborough Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Clifton East
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

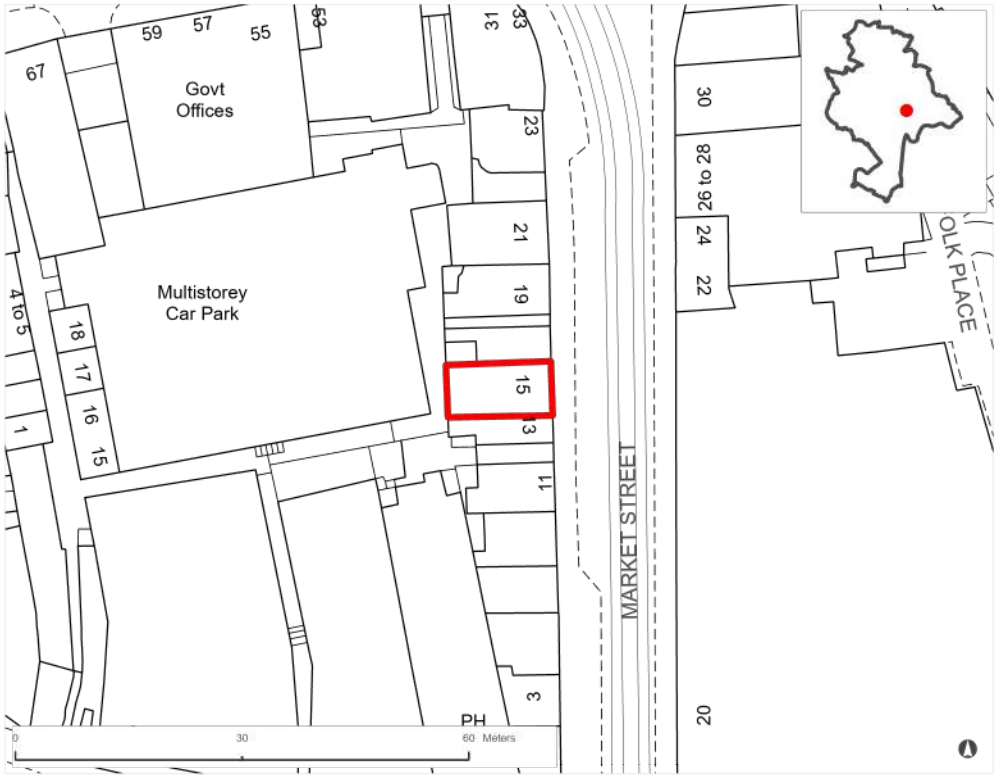
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.25 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 36 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 36 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2537 15 Market Street Nottingham, NG1 6HY



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 7 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 7 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

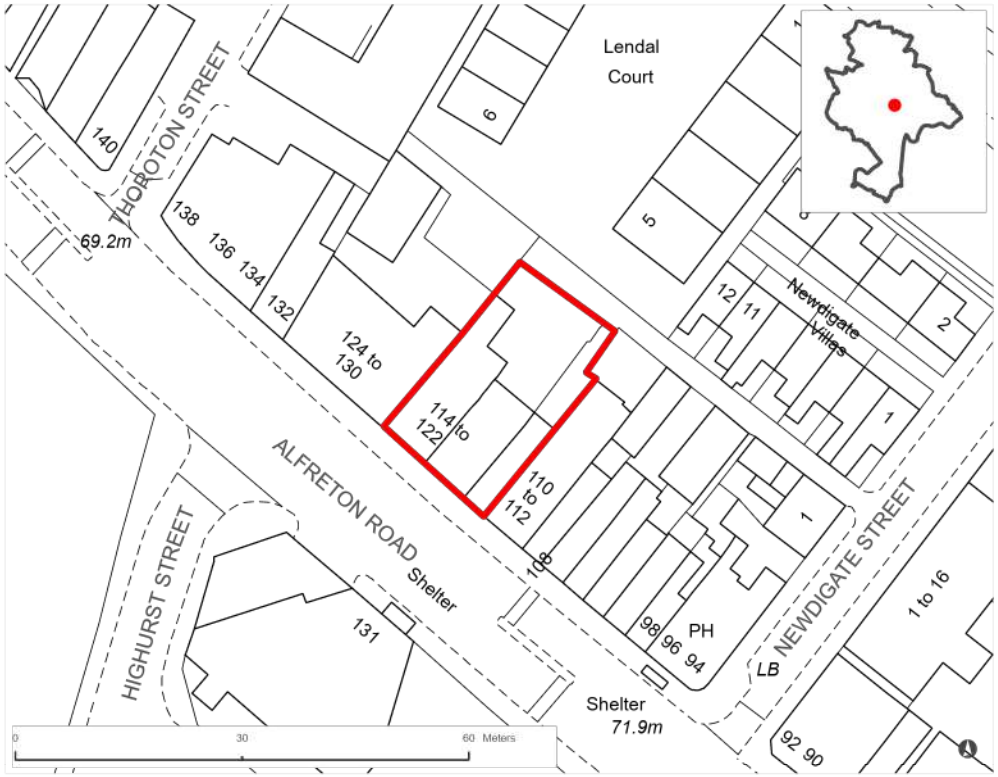
Overall Conclusion: Deliverable
Ward: Castle
Ownership Status: Unknown Ownership
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.01 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Not Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2538 114 - 122 Alfreton Road, Nottingham



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

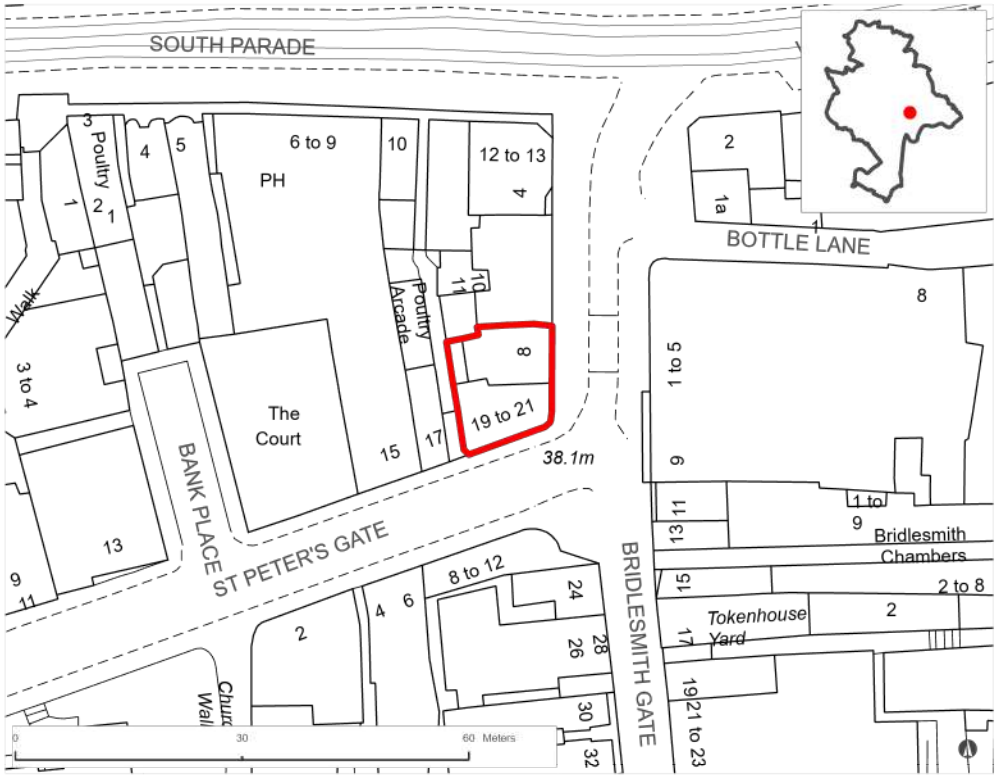
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 7 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 7 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2539 8 Bridlesmith Gate, Nottingham, NG1 2GS



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

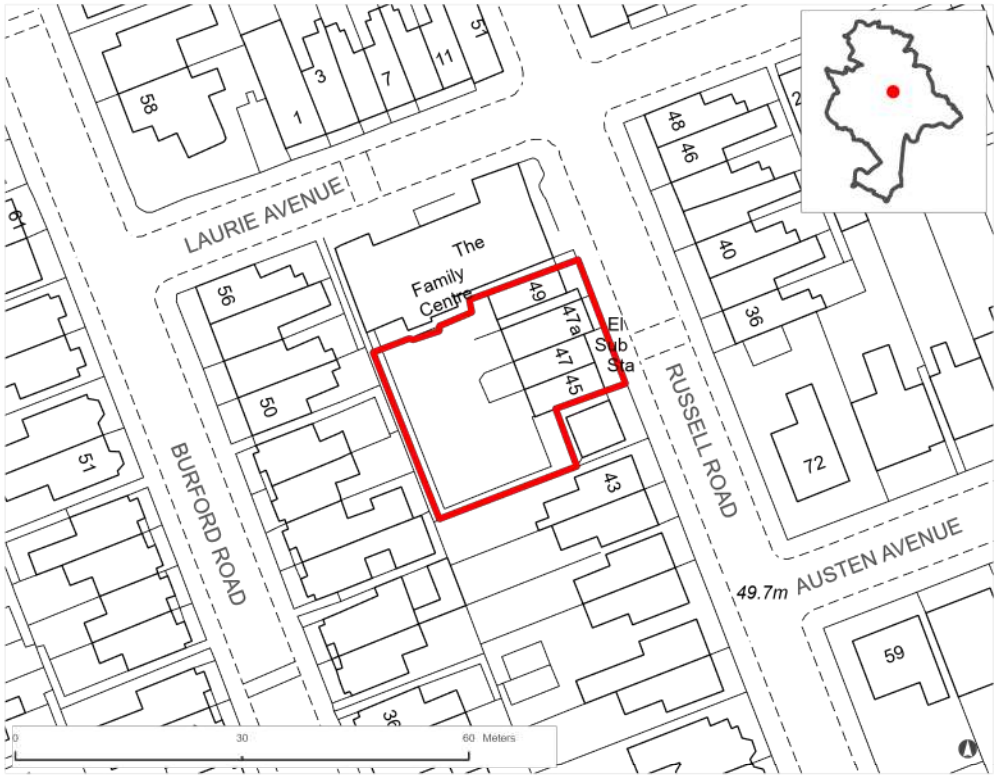
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.02 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 9 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 9 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2540 45, 47, 47A And 49 Russell Road, Nottingham, NG7 6HD



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

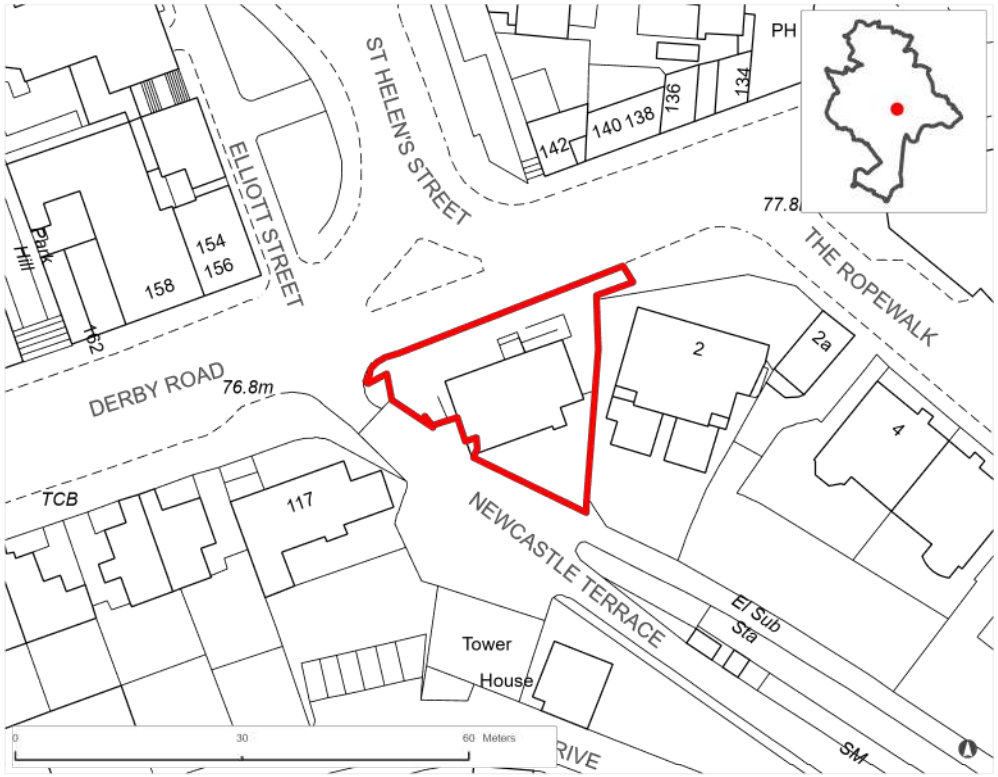
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 6 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 6 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2541 1 Newcastle Terrace Nottingham NG7 1LS



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

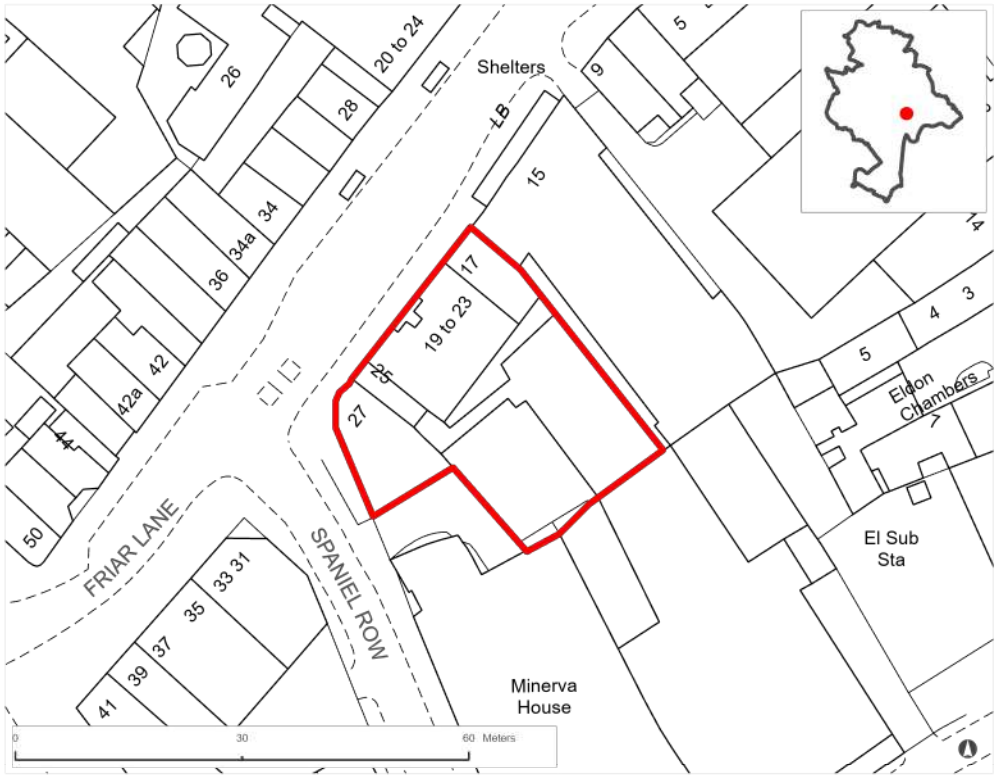
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 8 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 8 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:
Agent confirmed completion timescales

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2542 Whitefriars House 25 Friar Lane Nottingham NG1 6DA



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

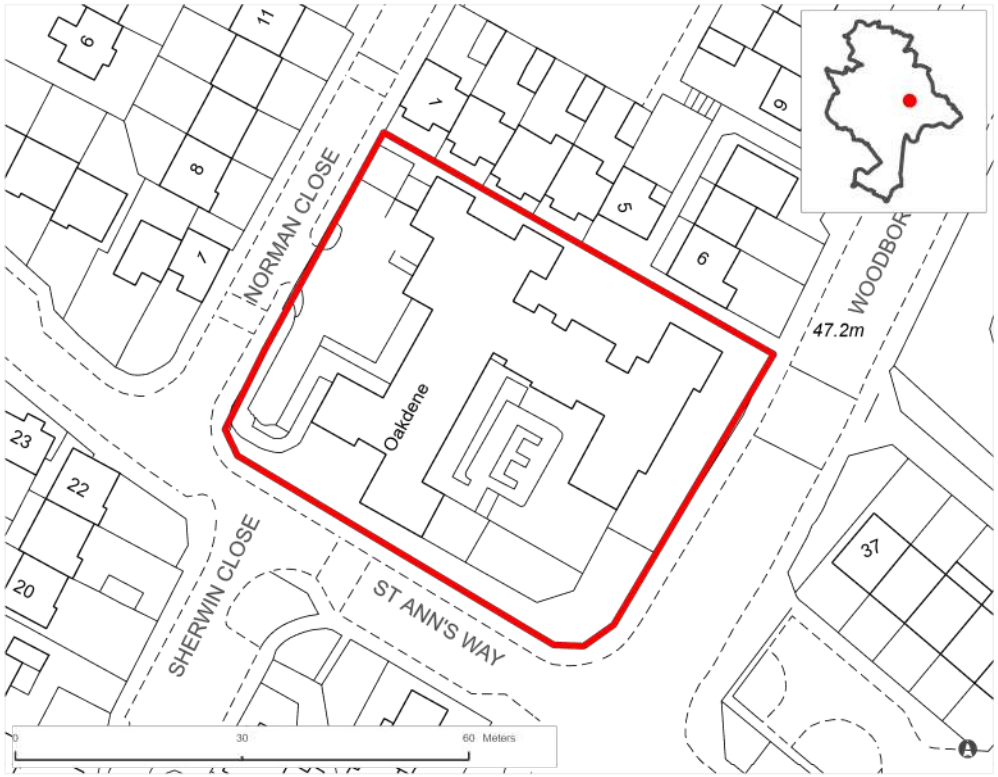
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.1 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Could be Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 7 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 7 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2543 Oakdene Residential Unit, 10 Woodborough Road, Nottingham NG3 1AZ



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

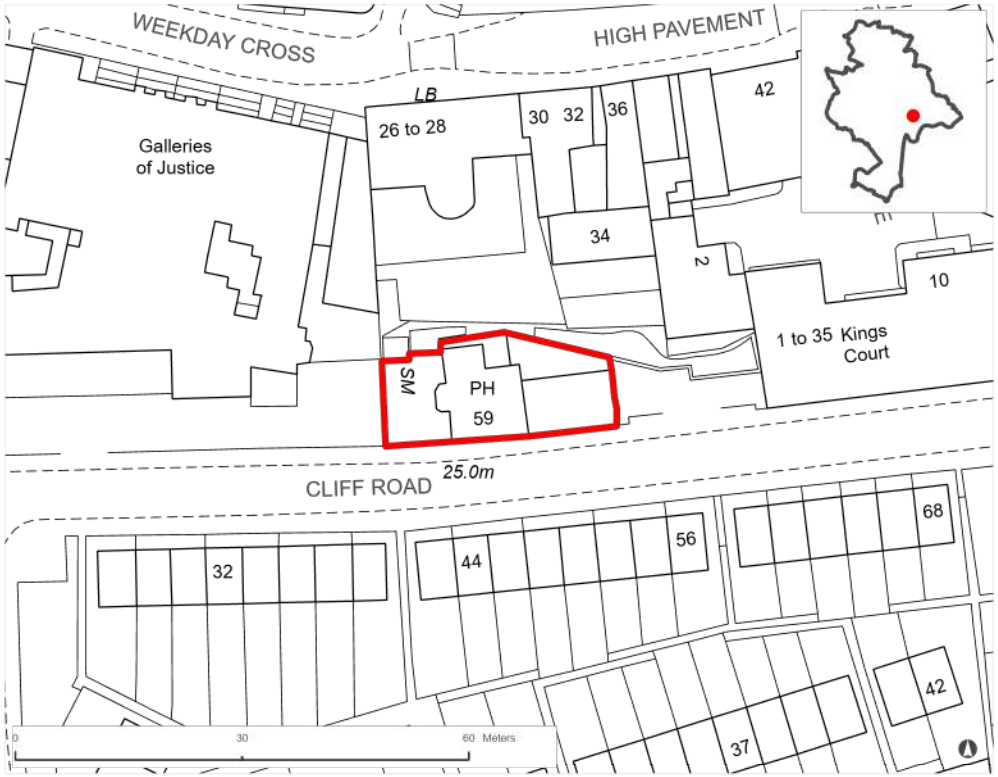
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.27 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 48 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 48 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2544 59 Cliff Road Nottingham NG1 1GT



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status:

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

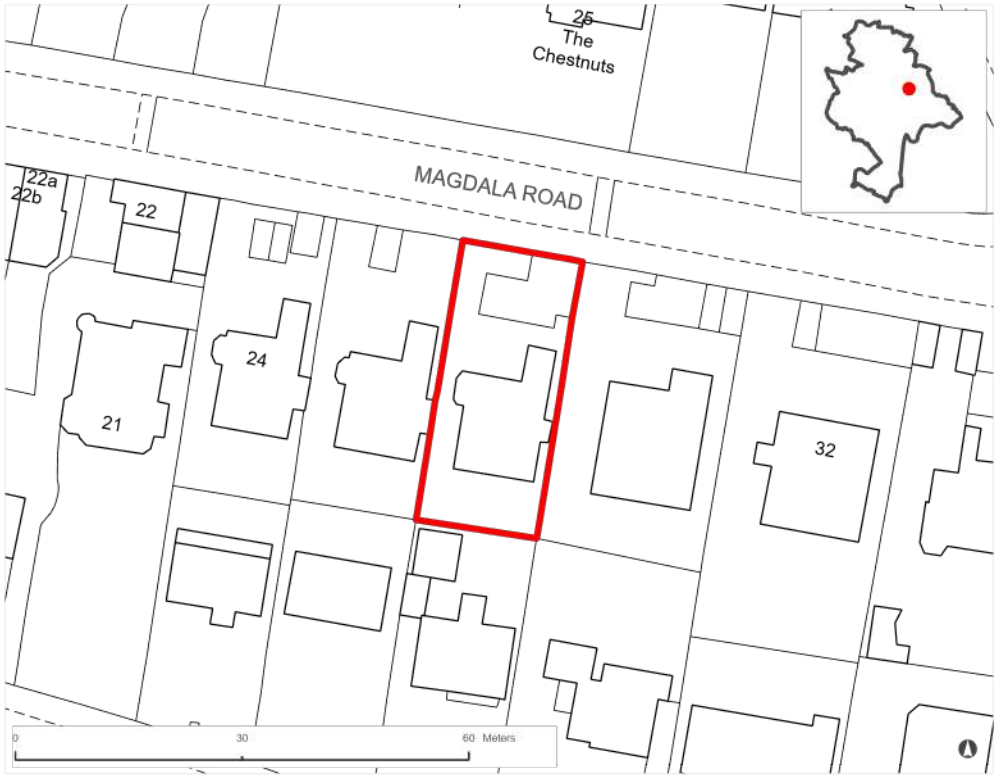
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2545 28-28A Magdala Road Nottingham NG3 5DF



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Mapperley
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

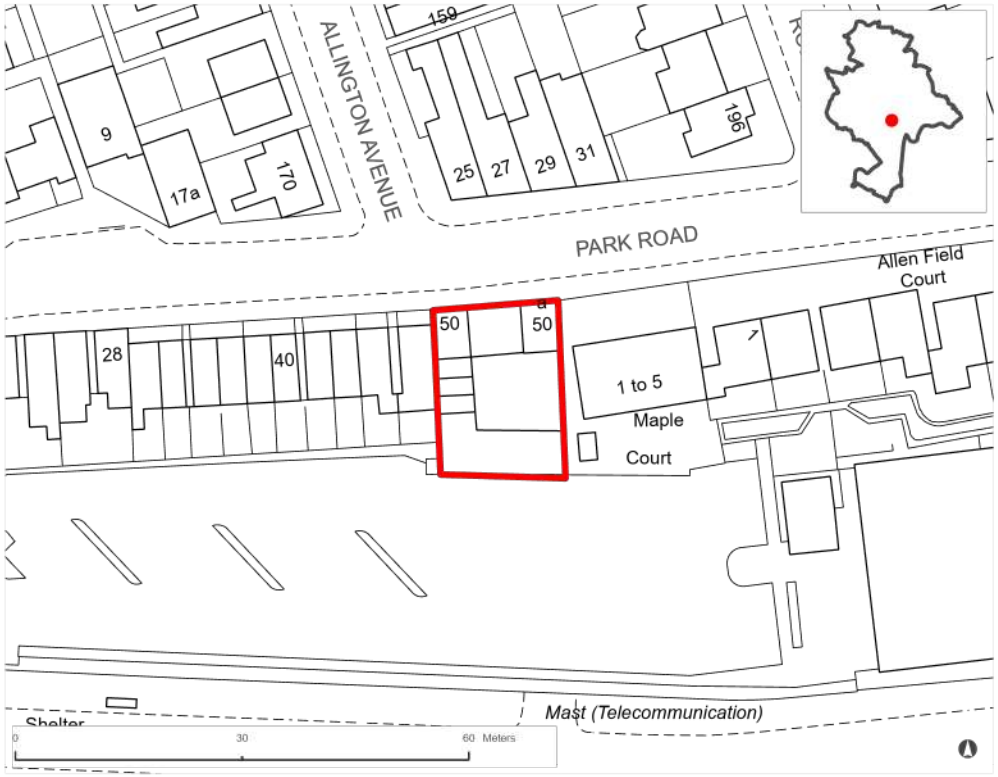
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Could be Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 6 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 6 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2546 50A Park Road Nottingham NG7 1JG



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Lenton and Wollaton EastEast
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.04 (Hectares)
Site Viability Zone: Zone 2: Medium house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 7 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 7 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2547 27 Long Row Nottingham NG1 2DR



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Castle
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.01 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 5 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 5 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2548 2 First Avenue Forest Fields, Nottingham, NG7 6JL



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Berridge
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 5 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 5 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2549 36 Bentinck Road, Nottingham, NG7 4AF



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

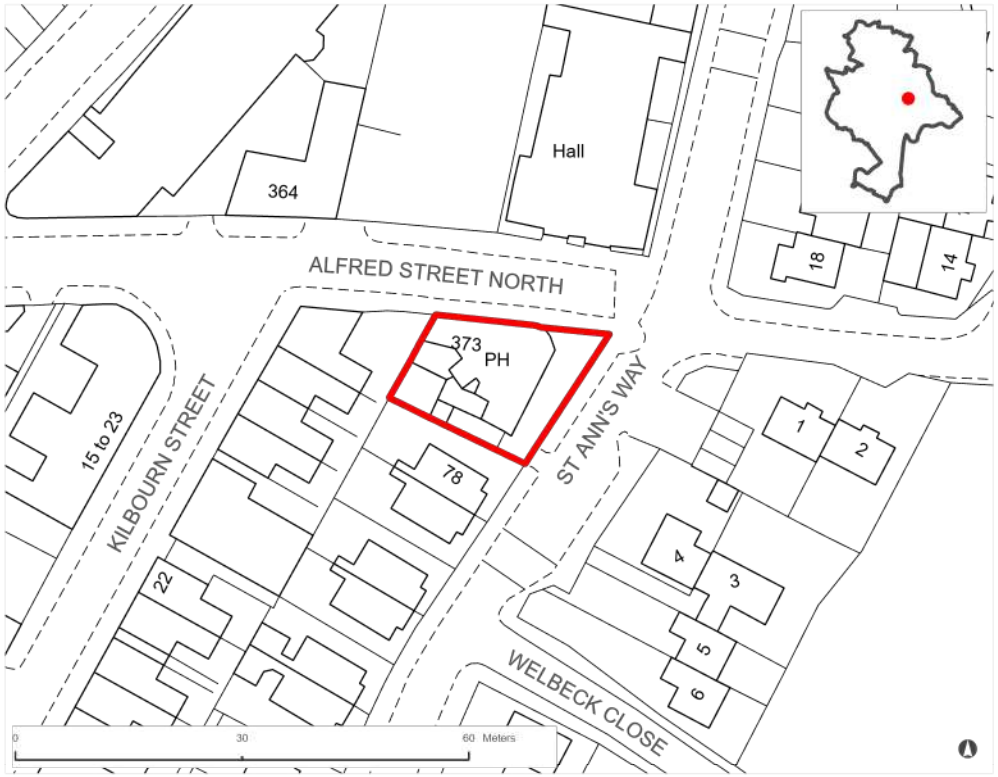
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.11 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 5 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 5 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2550 Shell For Mechanics Arms And Flat Over, Alfred Street North, Nottingham NG3 1AA



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

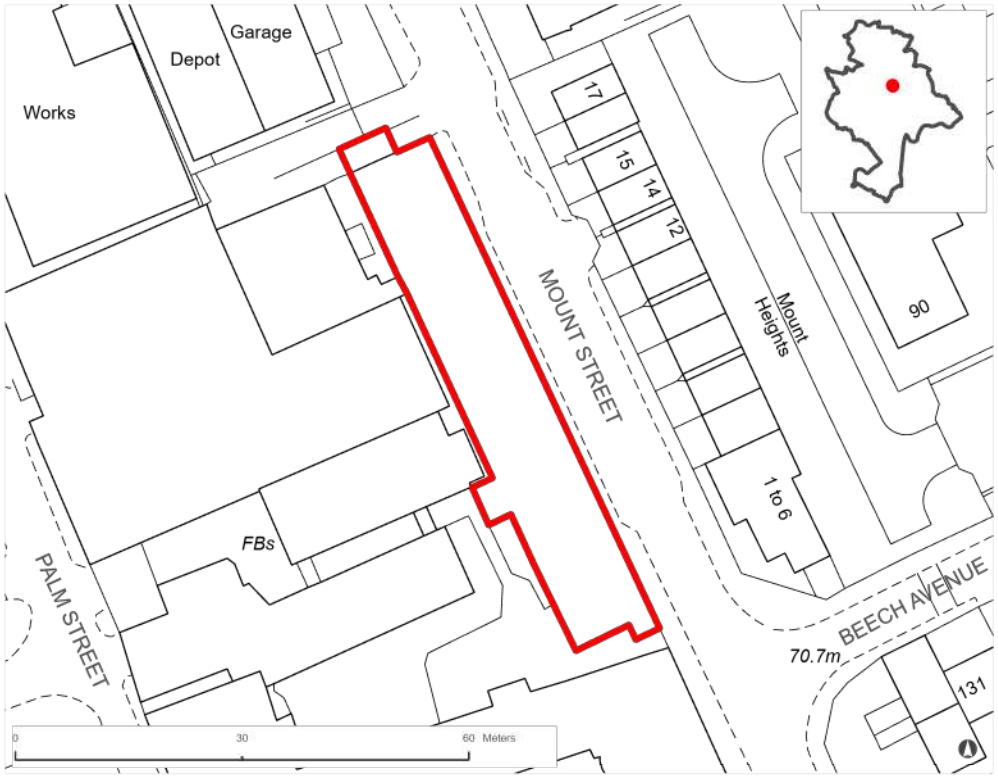
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.03 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 16 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 16 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:
Agent confirmed completion timescales

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2551 Palmerston House, Mount Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Berridge
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

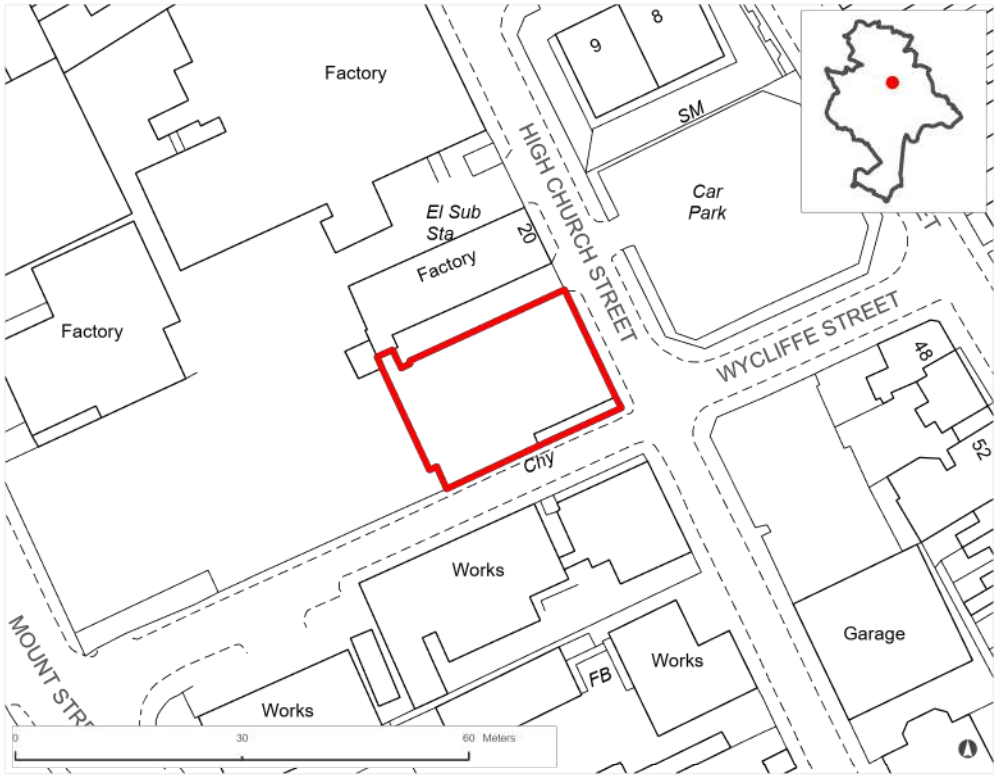
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.08 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 61 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 61 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:
Agent confirmed timescales

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2553 Wycliffe Works Wycliffe Street Nottingham NG7 7JB



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Berridge
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.05 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 20 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 20 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2554 Carlton Road Library



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

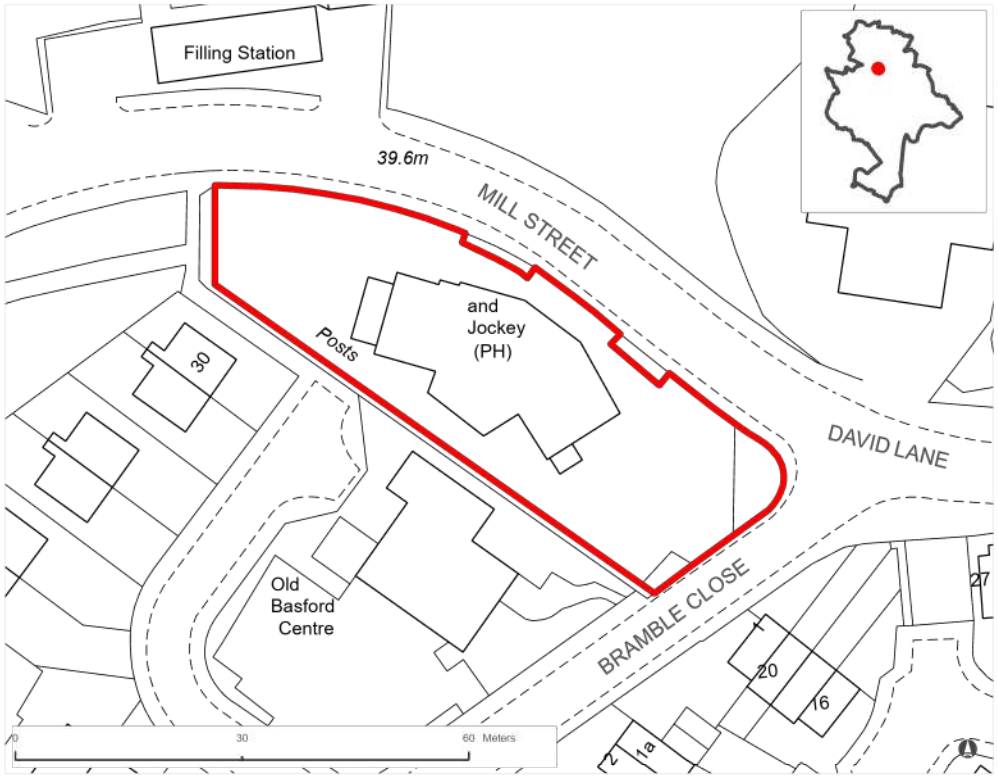
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 11 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 11 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2555 Horse And Jockey Public House



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Basford
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

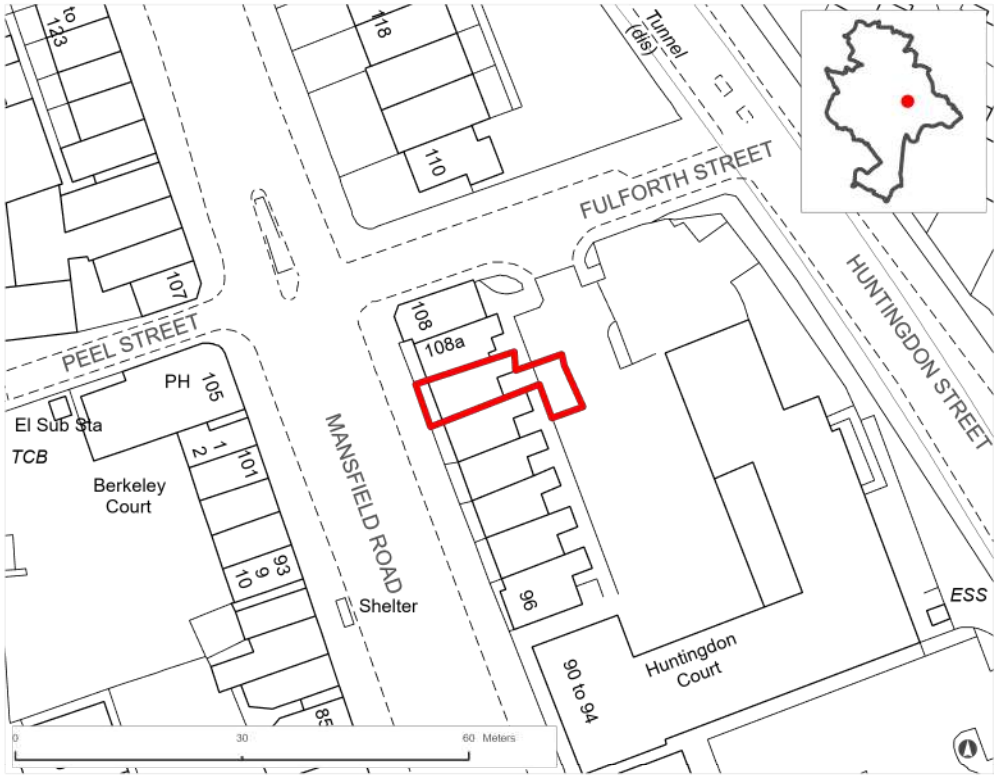
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.18 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 5 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 5 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2556 106 Mansfield Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

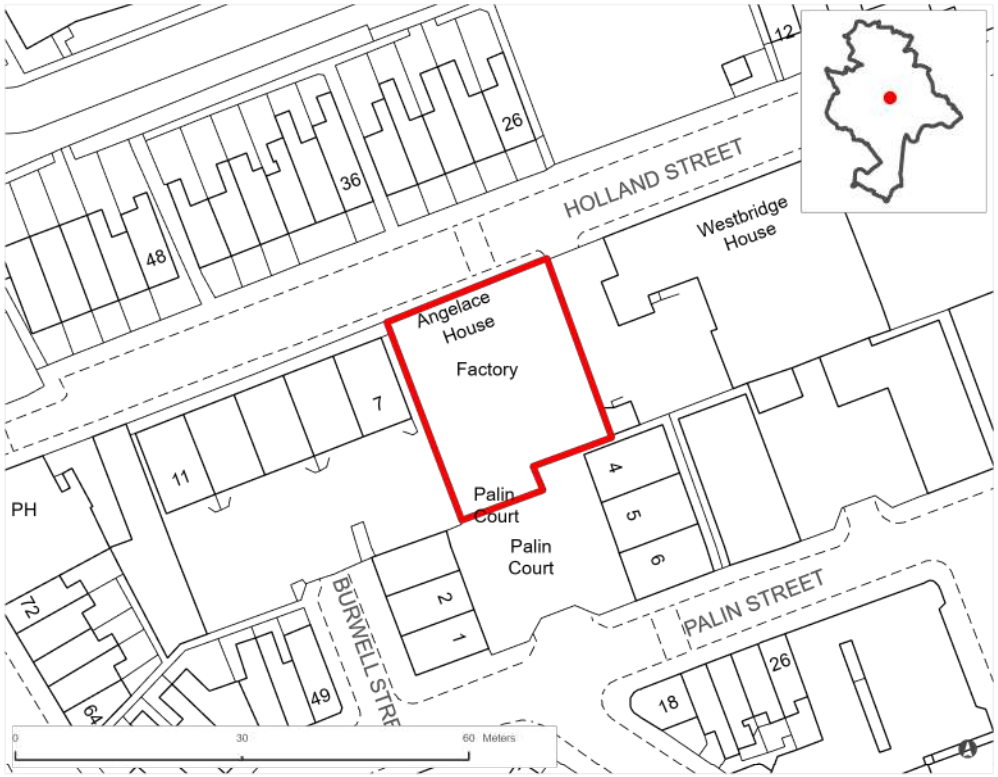
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.01 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 7 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 7 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 2557 Angelace House



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable
Ward: Hyson Green and Arboretum
Ownership Status:
Reporting Status:
Site Source:
Existing Use:

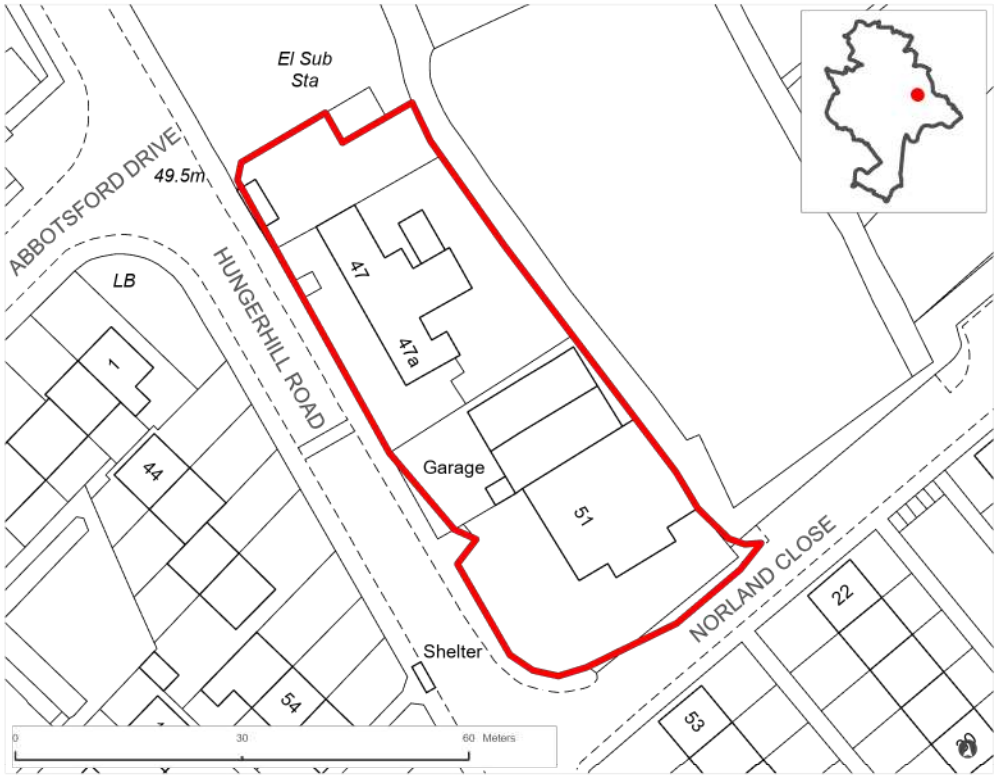
Land Type: Brownfield
Planning Status:
Construction Status:
Site Area: 0.06 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:
LAPP Reference:
Overcoming non-standard constraints

Net Dwellings: dwelling/s
Proposed Yield 2021/26: 14 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 14 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): dwellings
Reasoned Justification:

Easting: **Northing**:

Date first added to SHLAA:
Last updated date:

Site ID: 26 Auto Repair and Breakaway Motor Project 47 Hungerhill Road, Old Farm Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: Active car related business active - car repairs

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.22 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01941/pful3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 9 dwelling/s

Proposed Yield 2021/26: 9 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 9 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 9 dwellings

Reasoned Justification:

Planning Permission

Easting: 457987 **Northing**: 341249

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 271 Millennium Garage, Woodborough Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Site/SHLAA Survey

Existing Use: Car sale - sui generis active

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00183/POUT

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 55 dwelling/s

Proposed Yield 2021/26: 55 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 55 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 55 dwellings

Reasoned Justification:

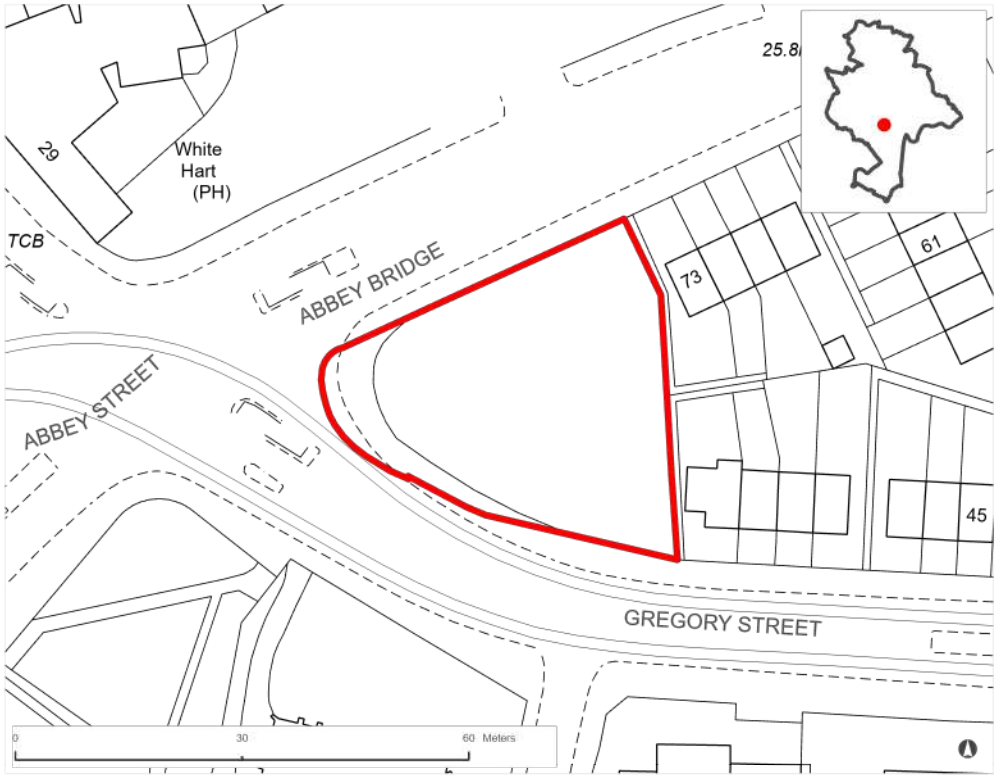
Application for 124 dwellings but only half approved

Easting: 458455 **Northing**: 342965

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 275 Red Cross Society (Notts HQ), Gregory Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: vacant building for sale with grass and hard standing to front

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00700/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 23 dwelling/s

Proposed Yield 2021/26: 23 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 23 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 23 dwellings

Reasoned Justification:

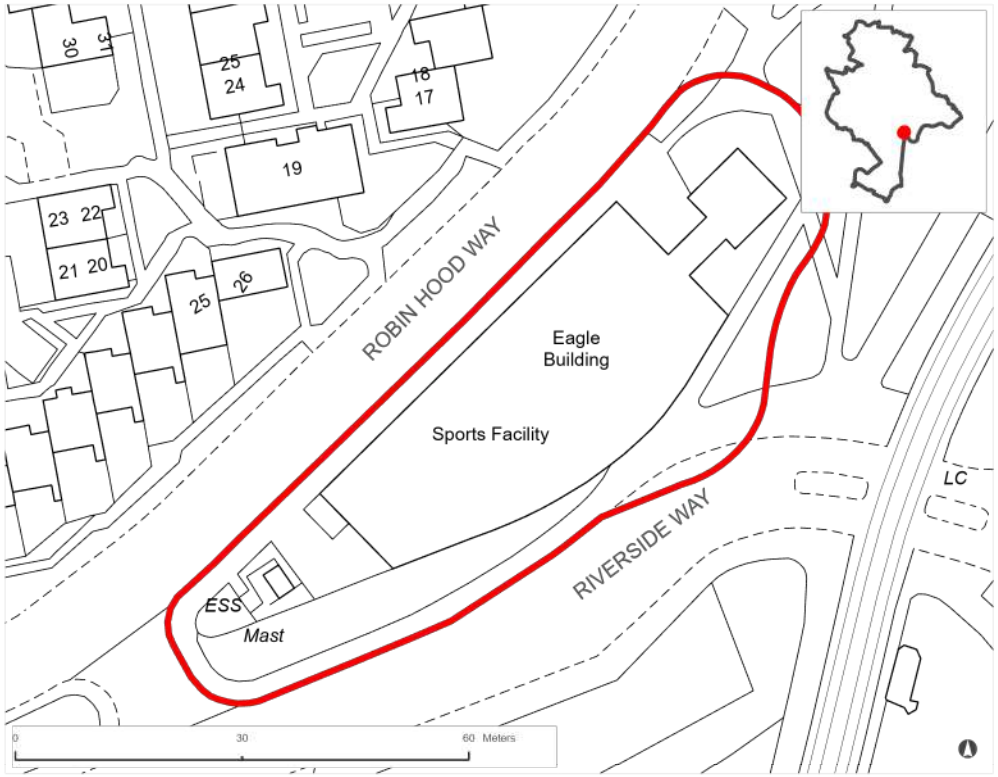
Planning permission and site delivery is achievable in five years. Agent confirmed completion timescales

Easting: 455320 **Northing**: 338855

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 279 Eagle Press island site, Robin Hood Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant print works

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00937/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 42 dwelling/s

Proposed Yield 2021/26: 42 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 42 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 42 dwellings

Reasoned Justification:

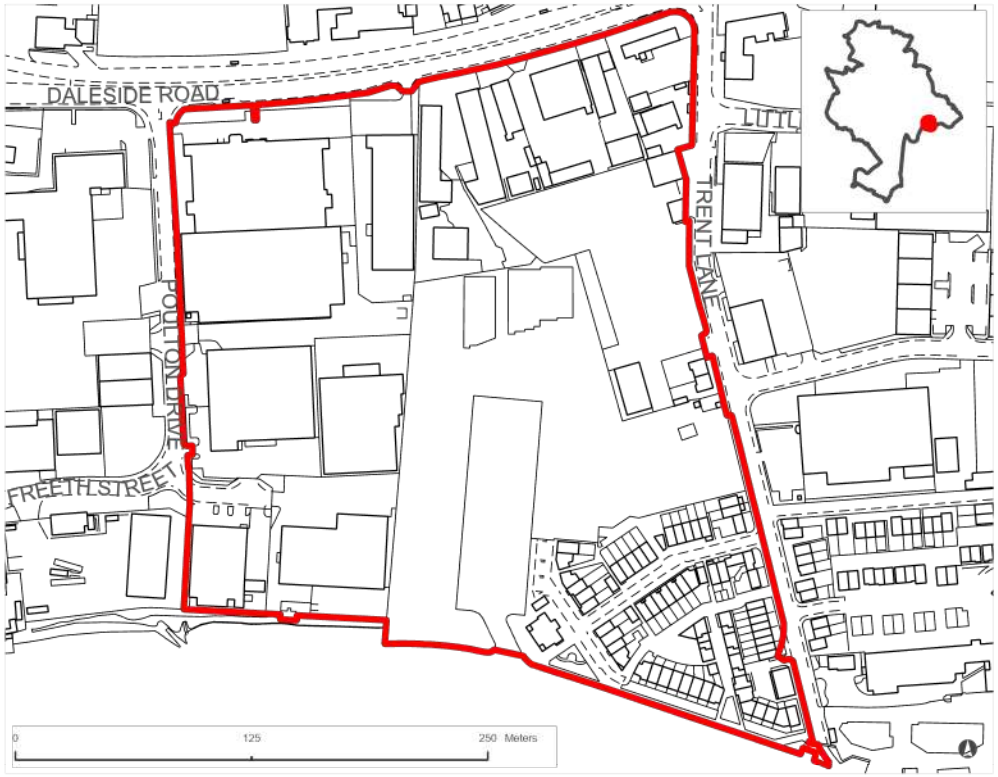
Brownfield site close to residential area. Anticipated late in the plan period

Easting: 456896 **Northing**: 338251

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 326 Waterside - Daleside Road, Trent Lane Basin,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Deliverable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 8.99 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01542/PRES4

LAPP Reference:SR73

Overcoming non-standard constraints

Net Dwellings: 253 dwelling/s

Proposed Yield 2021/26: 147 dwelling/s

Proposed Yield 2026/28: 106 dwelling/s

Proposed Yield 2021/28: 253 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 253 dwellings

Reasoned Justification:

Phase 2 under constuction. Met with Development Management, Property & Regeneration Oct 19.

Easting: 458925 **Northing**: 338898

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 333 123 Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 147 dwelling/s
Proposed Yield 2021/26: 147 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 147 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 147 dwellings
Reasoned Justification:
Residential permission for 256 in clusters divided by 2.5=102+45 studios ie not 112

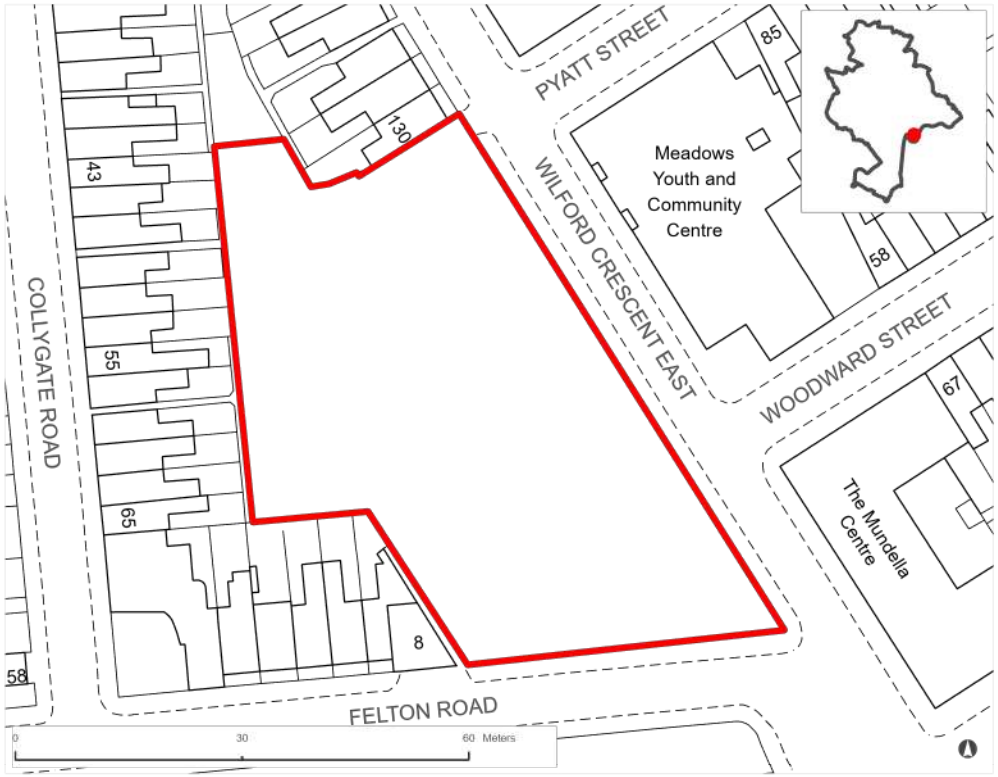
Overall Conclusion: Deliverable
Ward: St Ann's
Ownership Status: Not owned by a public authority
Reporting Status: Current full permission
Site Source: Site / SHLAA Survey
Existing Use: unknown

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 0.24 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/00449/PFUL3
LAPP Reference:
Overcoming non-standard constraints

Easting: 457422 **Northing**: 340532

Date first added to SHLAA: 14/12/2017
Last updated date: 12/08/2019

Site ID: 342 West Trent Works, Wilford Crescent



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: vacant industrial

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01986/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 24 dwelling/s

Proposed Yield 2021/26: 24 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 24 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 24 dwellings

Reasoned Justification:

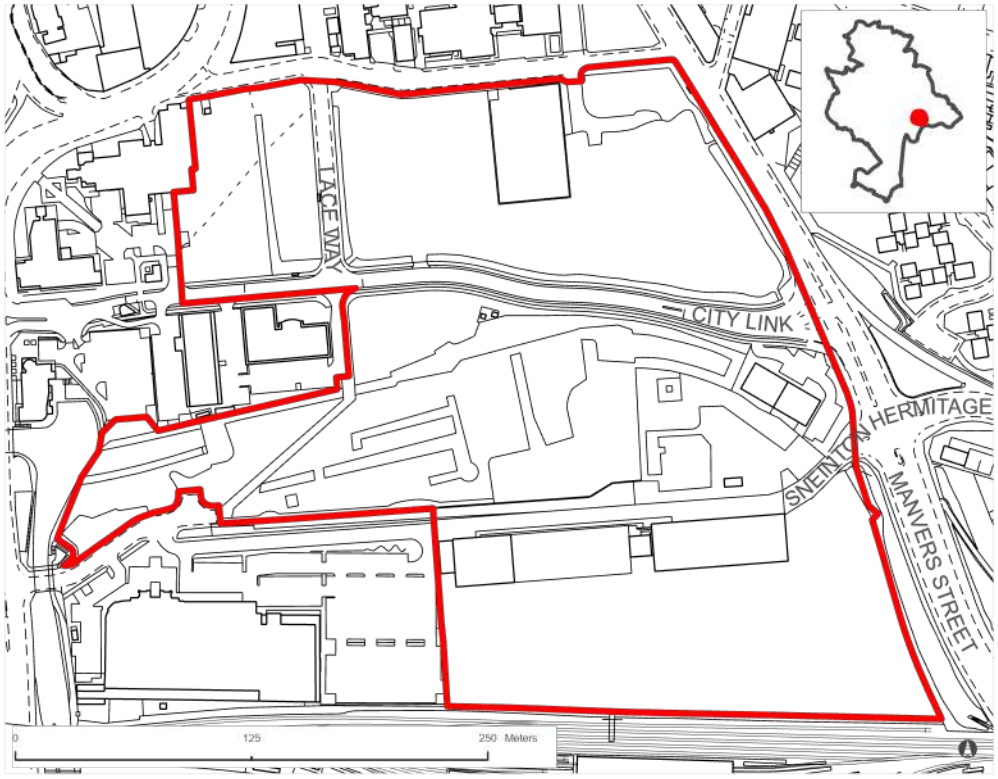
All 24 houses to be constructed. Agent confirmed completion timescales

Easting: 457716 **Northing**: 338053

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 346 Canal Quarter - Island Site, Manvers Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Planning Application/ PREAPP

Existing Use: Vacant some active use buildings, some cleared land, some old warehousing

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 9.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01354/POUT

LAPP Reference:SR59

Overcoming non-standard constraints

Net Dwellings: 1273 dwelling/s

Proposed Yield 2021/26: 500 dwelling/s

Proposed Yield 2026/28: 200 dwelling/s

Proposed Yield 2021/28: 700 dwelling/s

Proposed Yield Beyond 2028: 573 dwelling/s

Remaining Dwelling capacity (net): 1273 dwellings

Reasoned Justification:

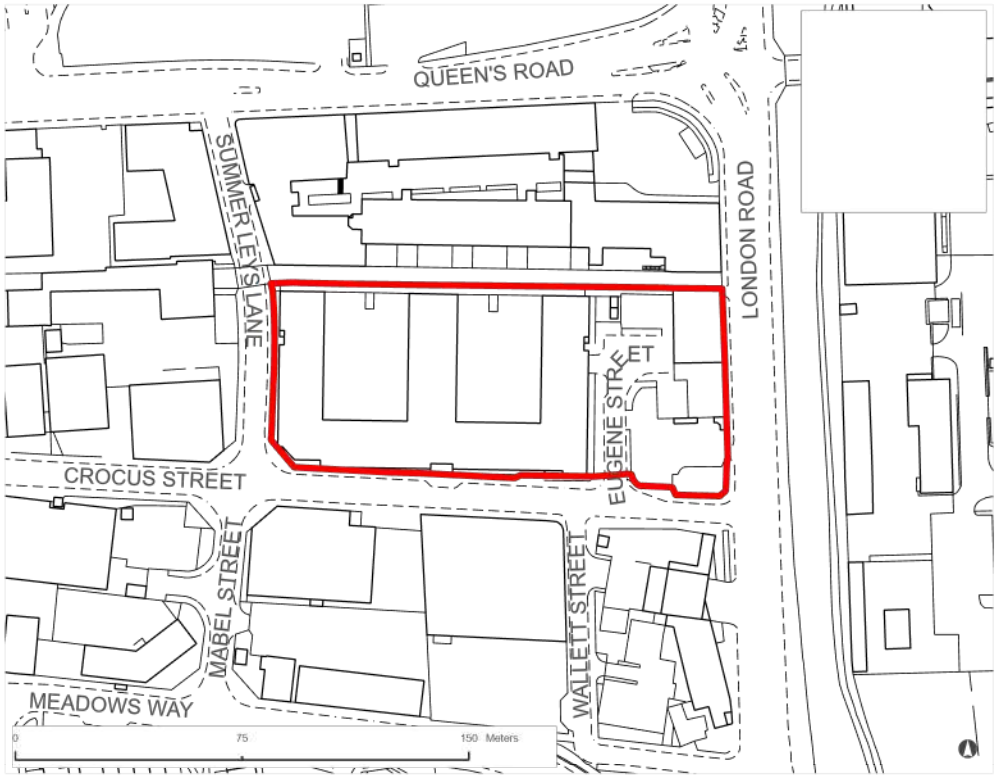
Site subject to contamination, flood risk constraints. Site subject to proactive regeneration activity by NCC and public intervention to bring site forward. Delivery expected mid/late plan period. Planning application 18/01354/POUT for 15 years inc 907 non student and 666 student bedspaces (166 C3 and 200 Sui Generis) ie assume the 500 Sui Generis Halls of residence is cluster flats of about 2.5 units per dwelling.

Easting: 458042 **Northing**: 339484

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 347 Canal Quarter - Crocus Street Southpoint



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.94 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02107/PFUL3

LAPP Reference:SR66

Overcoming non-standard constraints

Net Dwellings: 150 dwelling/s

Proposed Yield 2021/26: 150 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 150 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 150 dwellings

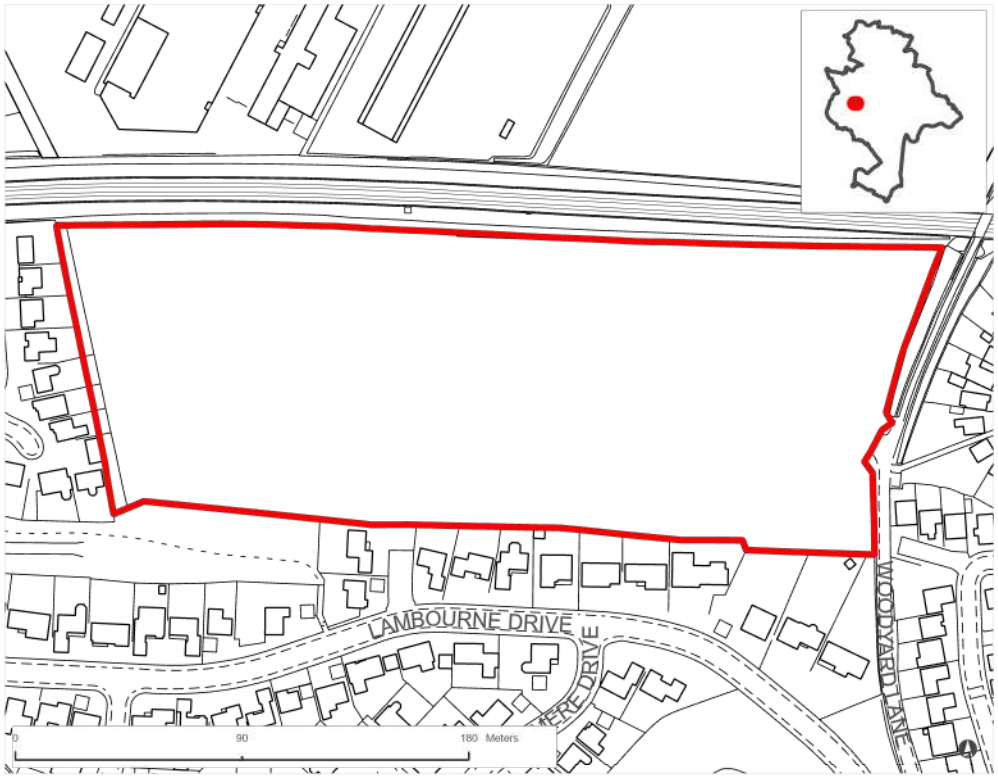
Reasoned Justification:

Easting: 457862 **Northing**: 339052

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 405 Woodyard Lane - Siemens, Lambourne Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Local Plan allocation

Existing Use: Employment site and open space

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 3.74 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01113/PRES4

LAPP Reference:SR29

Overcoming non-standard constraints

Net Dwellings: 110 dwelling/s

Proposed Yield 2021/26: 110 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 110 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 110 dwellings

Reasoned Justification:

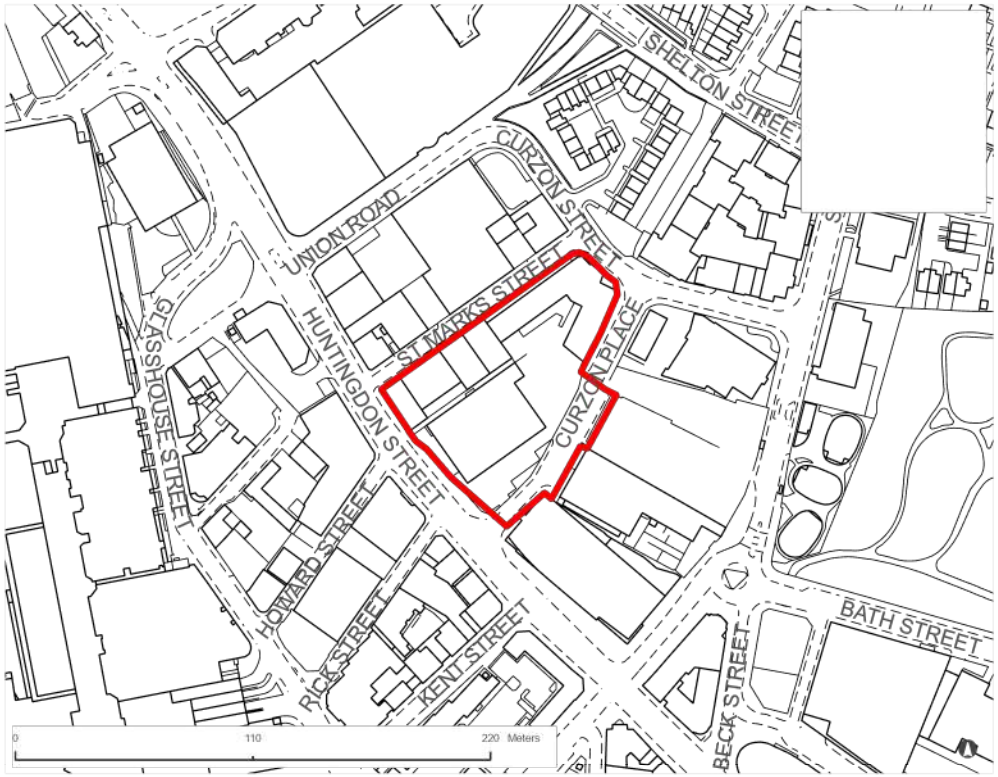
Site located in a residential area is suitable and delivery is expected towards the middle of plan period. Land owner has engaged agent to bring forward site. Agent has confirmed delivery after 2022

Easting: 453112 **Northing**: 340557

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 430 31 Curzon Street/185-191 Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Retail and a number of industrial units

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.76 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02337/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 58 dwelling/s

Proposed Yield 2021/26: 58 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 58 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 58 dwellings

Reasoned Justification:

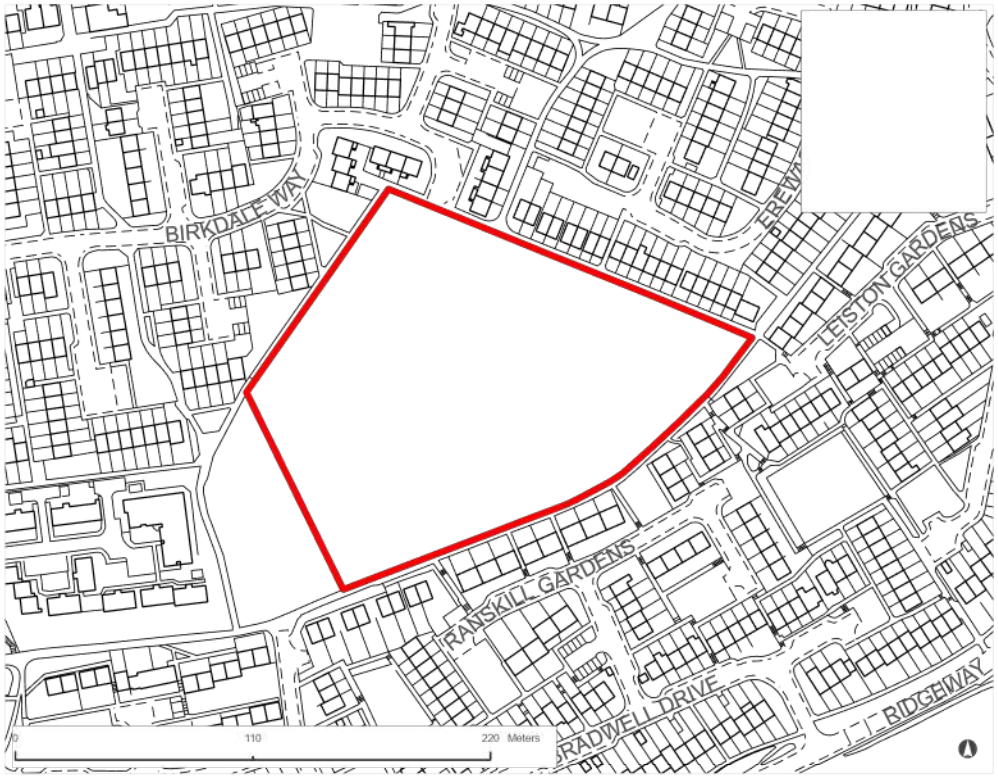
Extant full permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457604 **Northing**: 340388

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 440 Eastglade, Top Valley - Former Eastglade School Site, Birkdale Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bestwood

Ownership Status: Owned by a public authority

Reporting Status: Current full permission

Site Source: Local Plan allocation

Existing Use: boarded up/vacant former primary school

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 2.43 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/02811/PFUL3

LAPP Reference:SR03

Overcoming non-standard constraints

Net Dwellings: 106 dwelling/s

Proposed Yield 2021/26: 106 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 106 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 106 dwellings

Reasoned Justification:

NCC former school site. Part of a programme of regeneration.Agent confirmed completion timescales

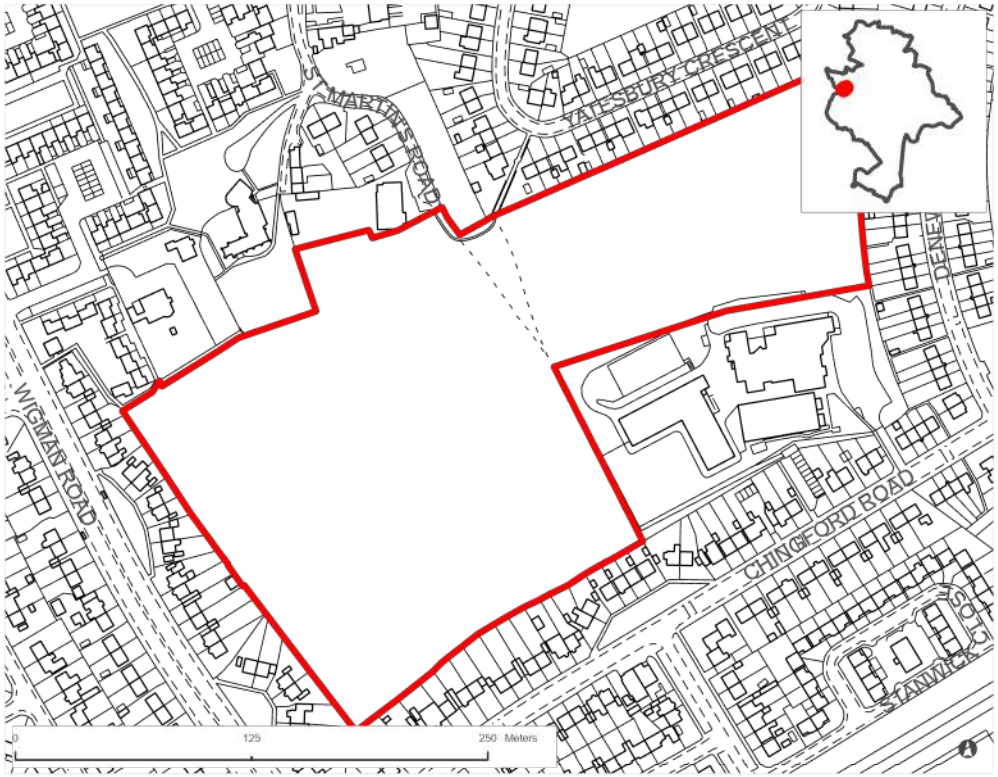
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 442 Chingford Road Playing Field, Wigman Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bilborough

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Open space part active as westbury school, rest open space

Land Type: Greenfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 6.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR21

Overcoming non-standard constraints

Net Dwellings: 150 dwelling/s

Proposed Yield 2021/26: 90 dwelling/s

Proposed Yield 2026/28: 60 dwelling/s

Proposed Yield 2021/28: 150 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 150 dwellings

Reasoned Justification:

NCC owned site. The developable area of the site has been reduced to respond to local demand for open space. Potential to be delivered in 5 years. Terms to be agreed soon. Annual update from Development Management, Property & Regeneration.

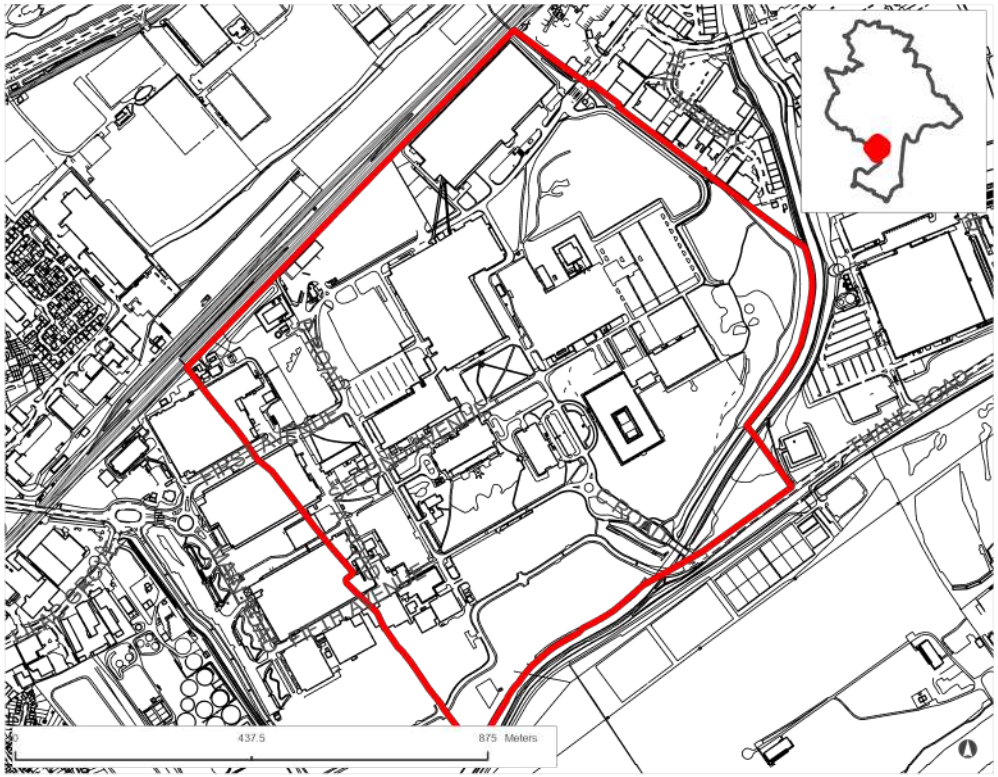
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 458 Boots, Thane Road



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Overall Conclusion: Deliverable

Ward: Beeston Rylands

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Local Plan allocation

Existing Use: Part active employment uses

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 84.5 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:14/02038/POUT

LAPP Reference:SR45

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 230 dwelling/s

Proposed Yield 2021/26: 230 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 230 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 230 dwellings

Reasoned Justification:

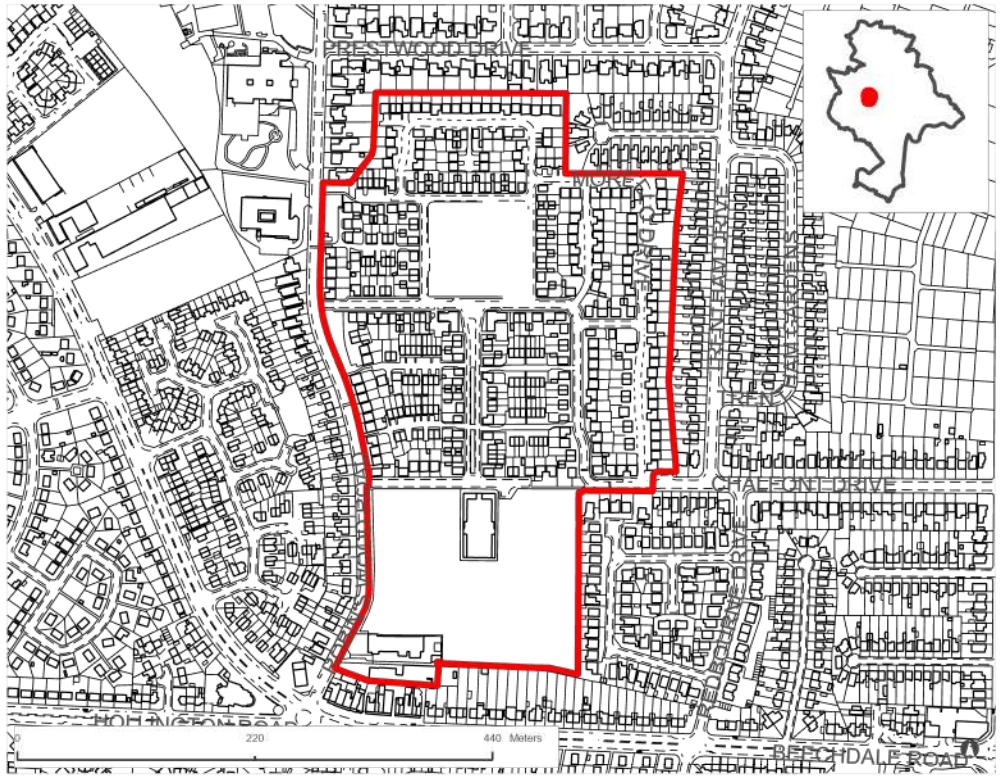
Subject to proactive delivery by public/private sector partners with D2N2 funding support. Outline permission approved subject to completion of S106 (anticipated shortly) Infrastructure currently on site. Met with Development Management, Property & Regeneration Oct 19.

Easting: 454725 **Northing**: 336932

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 507 Chalfont Drive - Former Government Buildings



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 13.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/01345/PVAR3

LAPP Reference:SR27

Overcoming non-standard constraints

Net Dwellings: 166 dwelling/s

Proposed Yield 2021/26: 166 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 166 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 166 dwellings

Reasoned Justification:

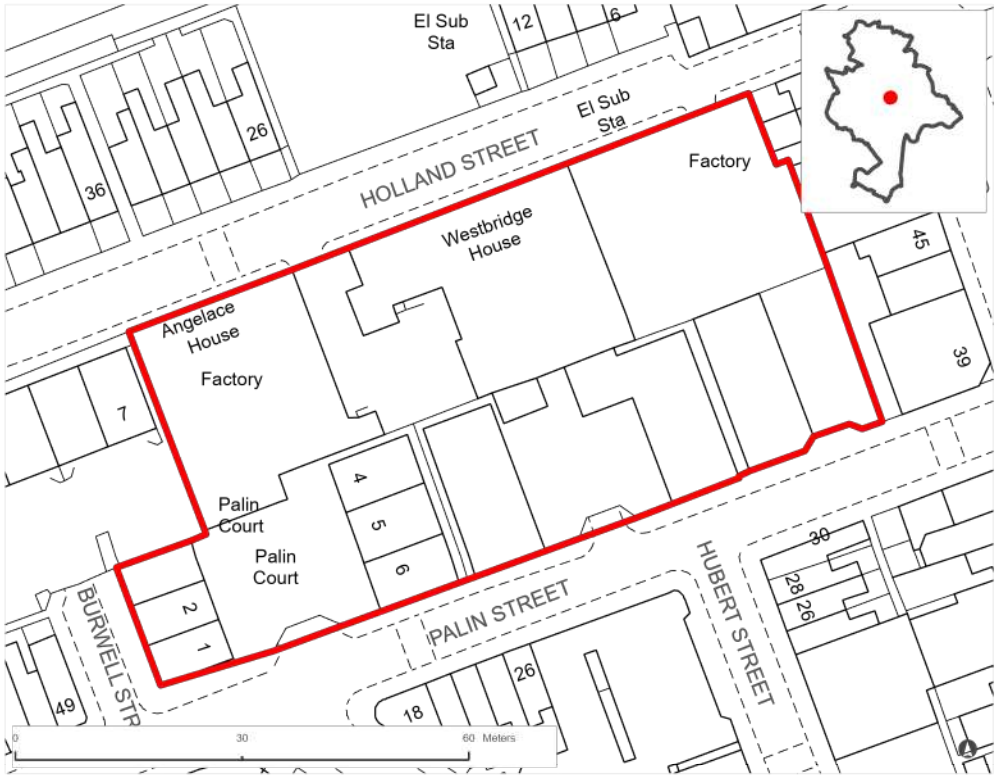
under construction. 70pa expected

Easting: 453949 **Northing**: 341042

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 508 1, 2 and Lacetex Ltd, Holland Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Disposal of Council asset

Existing Use: Employment site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02666/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 22 dwelling/s

Proposed Yield 2021/26: 22 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 22 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 22 dwellings

Reasoned Justification:

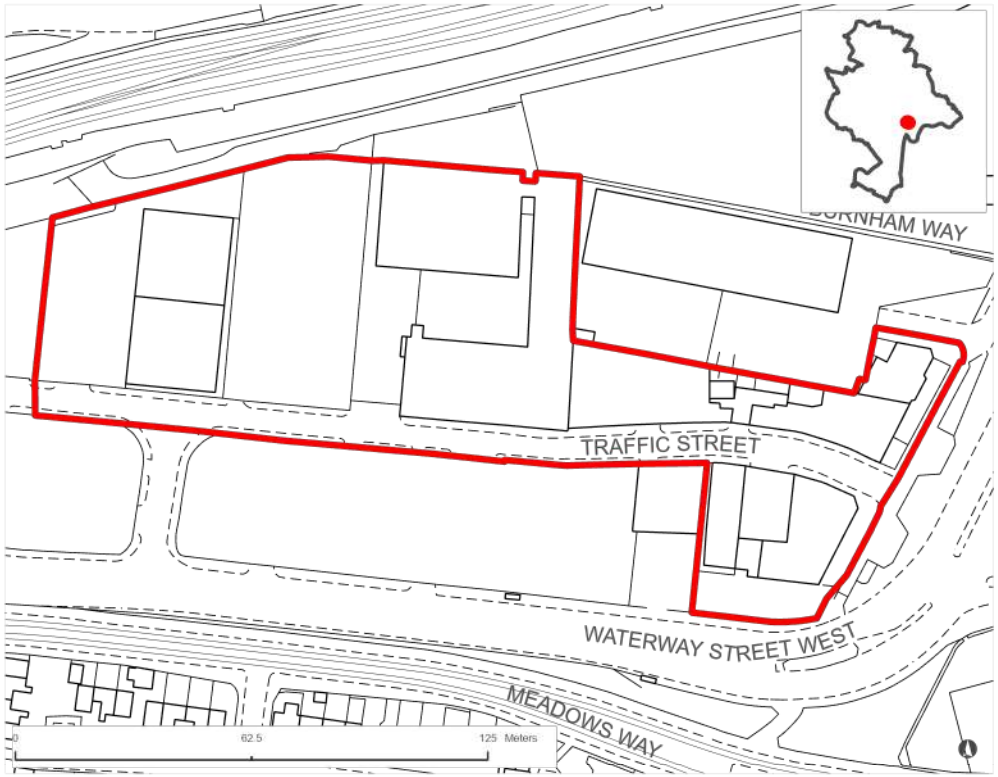
Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 455826 **Northing**: 341040

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 521 Traffic Street Site, Traffic Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: Variety - mainly ind. dev

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.43 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/03198/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 62 dwelling/s

Proposed Yield 2021/26: 62 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 62 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 62 dwellings

Reasoned Justification:

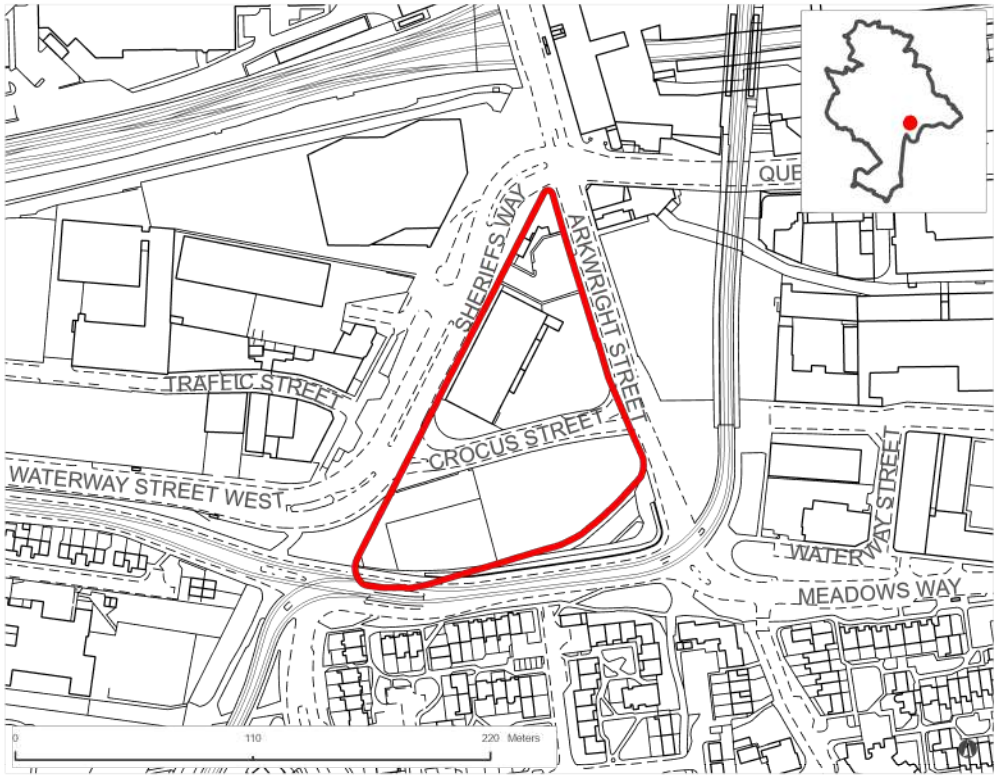
Site with Planning permission for 62 assume commencement 2018/19

Easting: 457156 **Northing**: 339067

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 524 Canal Quarter - Sheriffs Way/Arkwright Street, Meadows Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 382 dwelling/s
Proposed Yield 2021/26: 382 dwelling/s
Proposed Yield 2026/28: 0 dwelling/s
Proposed Yield 2021/28: 382 dwelling/s
Proposed Yield Beyond 2028: 0 dwelling/s
Remaining Dwelling capacity (net): 382 dwellings

Reasoned Justification:

Previous planning application established principle of residential use. Major regeneration site within Canal Quarter and suitable for mixed use, including residential. Apartments. Agent confirmed completion timescales

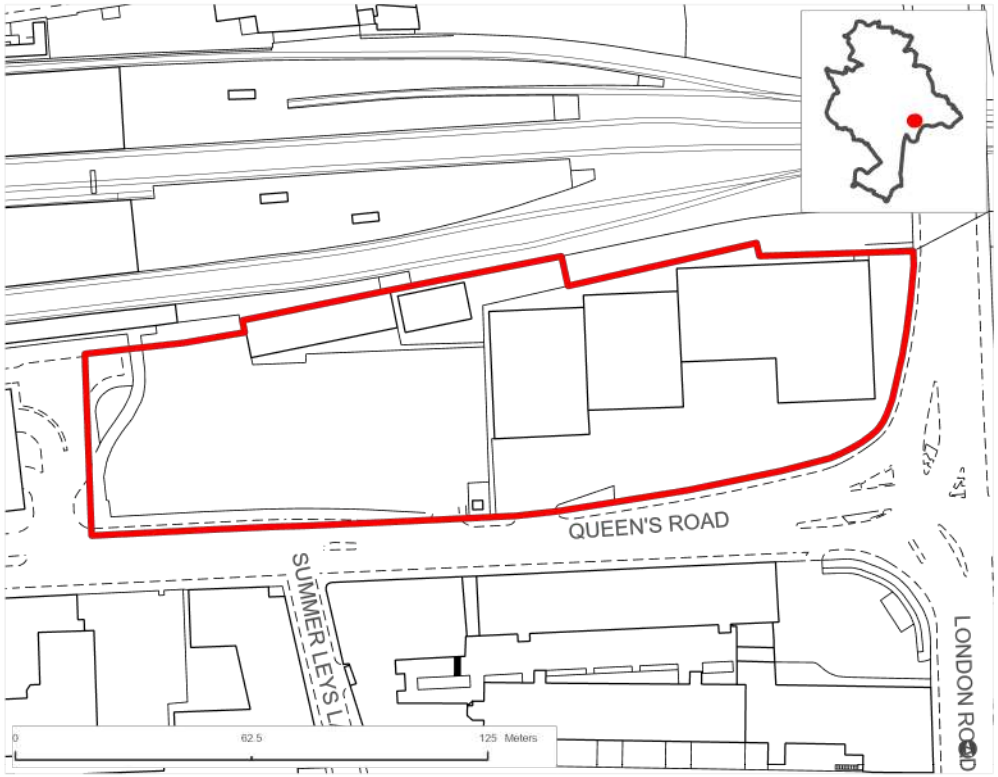
Overall Conclusion: Deliverable
Ward: Meadows
Ownership Status: Mixed ownership
Reporting Status: Current Full Permission
Site Source: Local Plan allocation
Existing Use: Car park, former hotel and warehouse

Land Type: Brownfield
Planning Status: Permissioned
Construction Status: No
Site Area: 1.21 (Hectares)
Site Viability Zone: Zone 3: Low house prices
Is the site suitable? Suitable
Current or Previous Application Ref:18/00131/PFUL3
LAPP Reference:SR64
Overcoming non-standard constraints

Easting: 457424 **Northing**: 338967

Date first added to SHLAA: 14/12/2017
Last updated date:

Site ID: 525 Canal Quarter - Queens Road, East of Nottingham Station, Queens Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Planning Application/ PREAPP

Existing Use: Railway station and carparking

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref: 19/01642/PFUL3

LAPP Reference:SR61

Overcoming non-standard constraints

Net Dwellings: 600 dwelling/s

Proposed Yield 2021/26: 450 dwelling/s

Proposed Yield 2026/28: 150 dwelling/s

Proposed Yield 2021/28: 600 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 600 dwellings

Reasoned Justification:

Brownfield site in sustainable location suitable for mixed use including residential development. Active discussion with Network Rail on land that they own.

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 527 Canal Quarter - Waterway Street, Traffic Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Vacant buildings / car park

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 1.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00819/PFUL3

LAPP Reference:SR63

Overcoming non-standard constraints

Net Dwellings: 567 dwelling/s

Proposed Yield 2021/26: 492 dwelling/s

Proposed Yield 2026/28: 75 dwelling/s

Proposed Yield 2021/28: 567 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 567 dwellings

Reasoned Justification:

Brownfield site within Canal Quarter. Suitable for mixed use including residential.

Easting: 457075 **Northing**: 339003

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 529 Canal Quarter - Arkwright Street East



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Planning Application/ PREAPP

Existing Use: Mixed use inc restaurant, take away and closed pub

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00936/PFUL3

LAPP Reference:SR65

Overcoming non-standard constraints

Net Dwellings: 330 dwelling/s

Proposed Yield 2021/26: 136 dwelling/s

Proposed Yield 2026/28: 194 dwelling/s

Proposed Yield 2021/28: 330 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 330 dwellings

Reasoned Justification:

NCC owns the part of the site between Arkwright Street and the tram line and is facilitating development of the site to the east of the tram line and is facilitating development of the site to the east of the tram line by selling land to the adjacent owner.

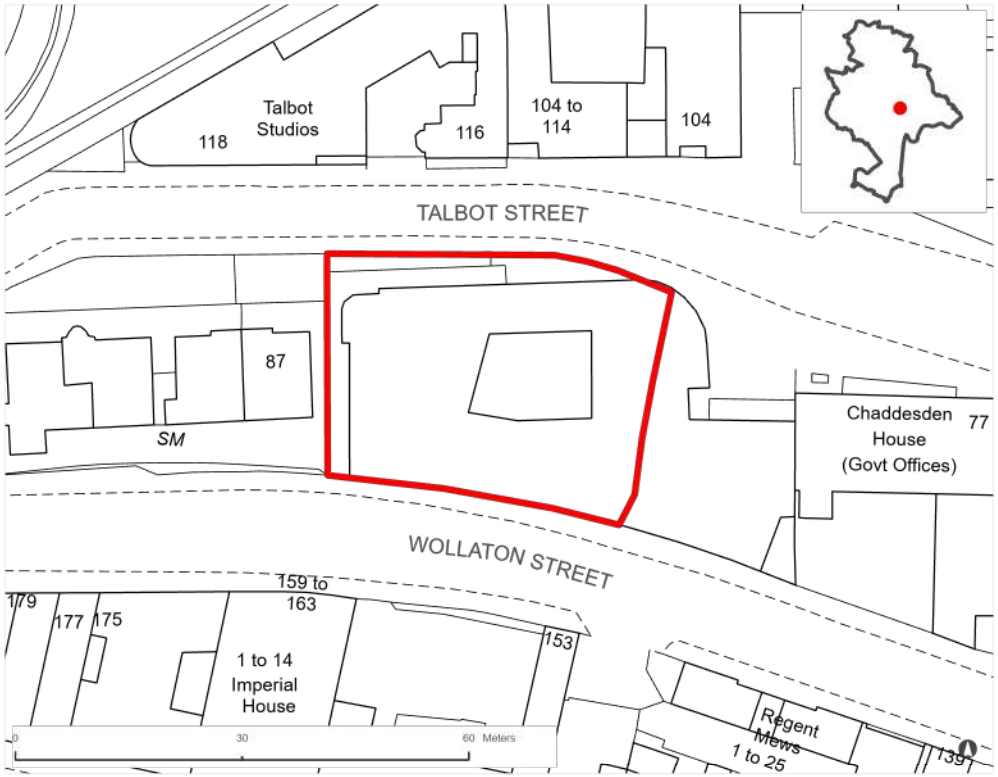
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 531 Car Sales, 79-85 Talbot Street (Also known as the Christian Centre)



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: Vacant

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01620/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 134 dwelling/s

Proposed Yield 2021/26: 134 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 134 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 134 dwellings

Reasoned Justification:

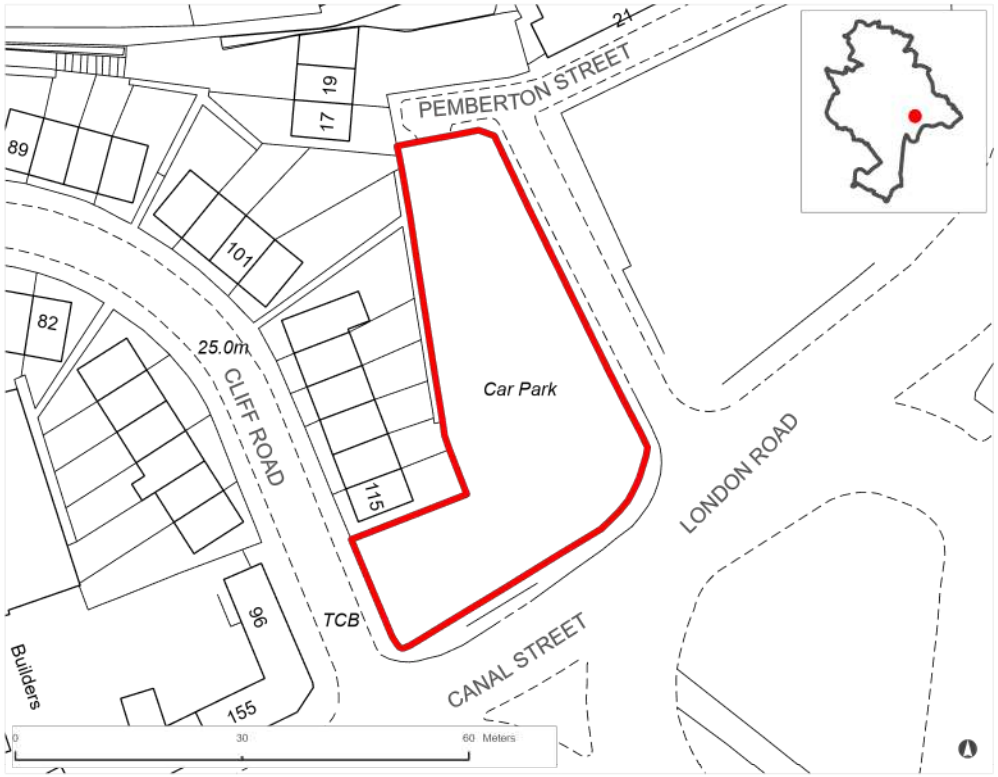
Extant permission capable of residential development. Agent confirmed completion timescales. 134= 326 in clusters divided by 2.5=130 +4 studios

Easting: 456584 **Northing**: 340183

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 536 Pemberton Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant cleared site

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01930/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 85 dwelling/s

Proposed Yield 2021/26: 85 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 85 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 85 dwellings

Reasoned Justification:

Extant mixed use allocation vacant and cleared for development.Site broadly suitable for mixed use scheme assume it is likely to be achievable. Application for student accommodation approved

Easting: 459081 **Northing**: 338847

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 537 Petrol Filling Station, London Road



Overall Conclusion: Deliverable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Site / SHLAA Survey

Existing Use: derelict land to rear (fenced off hard standing)

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/01352/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 85 dwelling/s

Proposed Yield 2021/26: 85 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 85 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 85 dwellings

Reasoned Justification:

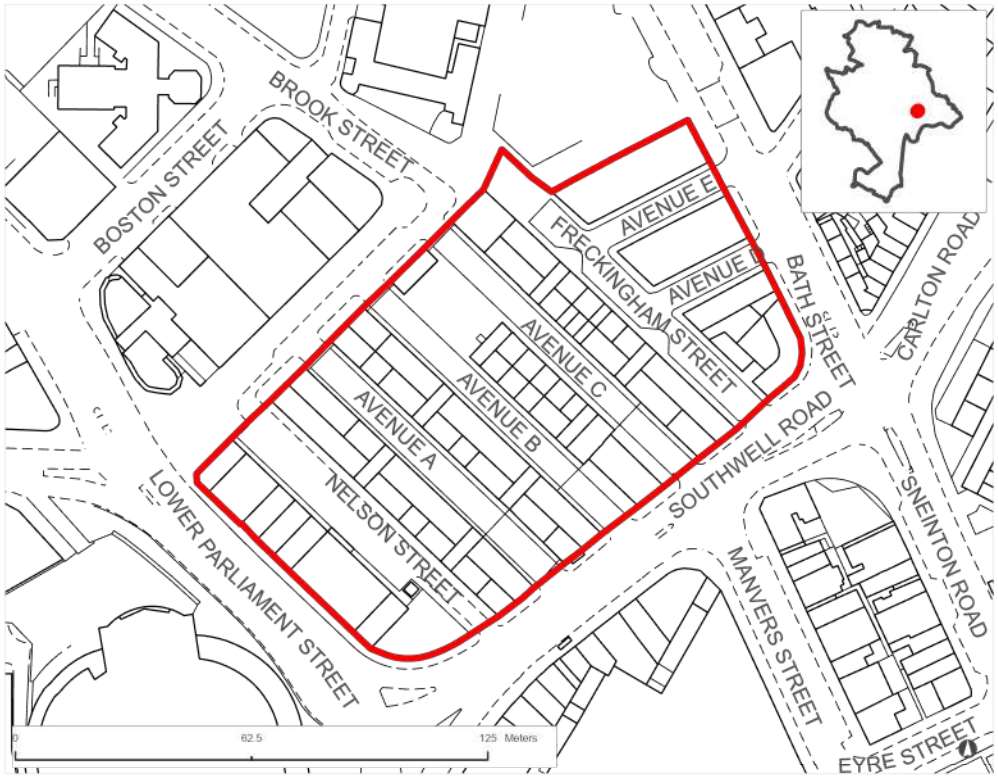
Permissioned. Agent confirmed completion timescales

Easting: 457831 **Northing**: 339566

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 541 Creative Quarter - Sneinton Market, Southwell Road



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: Current Full Permission

Site Source: Local Plan allocation

Existing Use: Market, storage and retail market and car parking and various retail and storage units

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 1.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00890/PVAR3

LAPP Reference:SR55

Overcoming non-standard constraints

Net Dwellings: 217 dwelling/s

Proposed Yield 2021/26: 217 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 217 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 217 dwellings

Reasoned Justification:

Sneinton Market redevelopment for mixed use complete. Potential for redevelopment of modern units for complimentary mixed use residential. Suitable and achieveable within plan period. Met with Development Management, Property & Regeneration Oct 19. Permission on part for 44 apartments under construction.

Easting: 458034 **Northing**: 339985

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 543 Between Cowan Street and Beck Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current outline permission

Site Source: Site / SHLAA Survey

Existing Use: low level use as car parking

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00565/POUT

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 42 dwelling/s

Proposed Yield 2021/26: 42 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 42 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 42 dwellings

Reasoned Justification:

Extant mixed use allocation. Site is suitable for residential. No real constraint to delivery, in low level usage, assume may come forward following development of 1 Brook Street adjacent to the site. Therefore developable in the medium term. Owner has indicated willingness to develop. 18/00565/OUT for 42 FLATS/91 STUDENT BEDS

Easting: 457714 **Northing**: 340234

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 549 Clifton West, Hawksley Gardens



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : Yes
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: Yes
Local Nature Reserve: Yes
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Deliverable

Ward: Clifton West

Ownership Status: Owned by a public authority

Reporting Status: Perm. Awaiting Sect. 106

Site Source: Planning Application/ PREAPP

Existing Use: unknown

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: No

Site Area: 9.58 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/00056/POUT

LAPP Reference:SR49

Overcoming non-standard constraints

Net Dwellings: 285 dwelling/s

Proposed Yield 2021/26: 285 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 285 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 285 dwellings

Reasoned Justification:

Annual meeting with Development Management, Property & Regeneration.

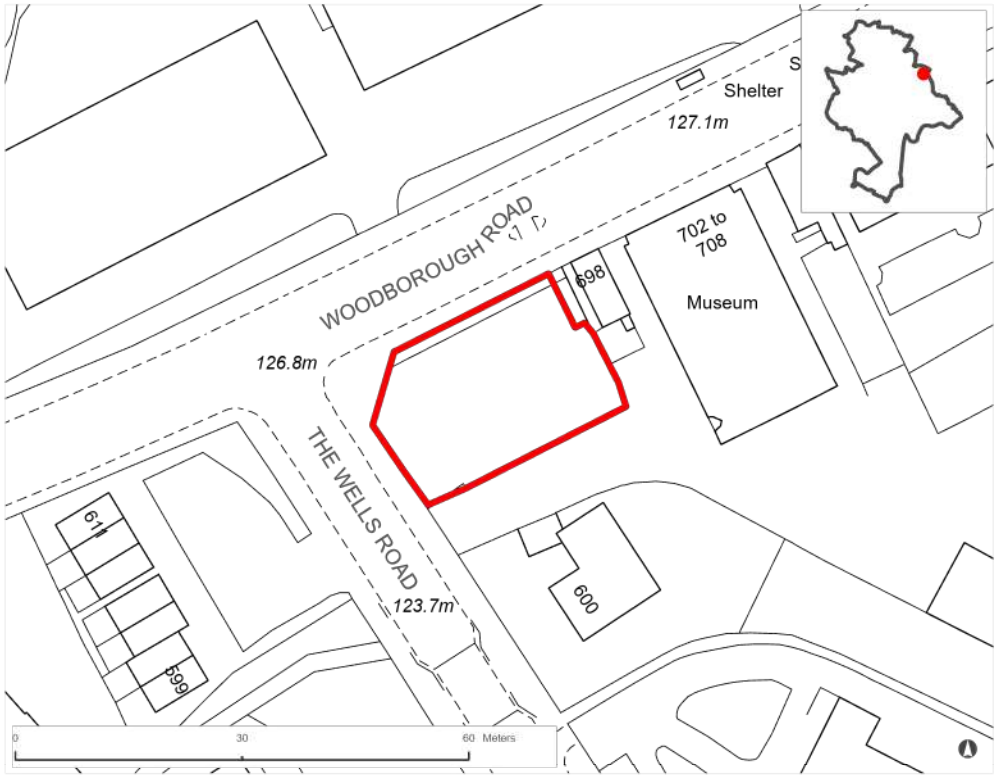
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date: 12/02/2021

Site ID: 596 Prestige Windows, 602 The Wells Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: active - prestige windows

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00579/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 23 dwelling/s

Proposed Yield 2021/26: 23 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 23 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 23 dwellings

Reasoned Justification:

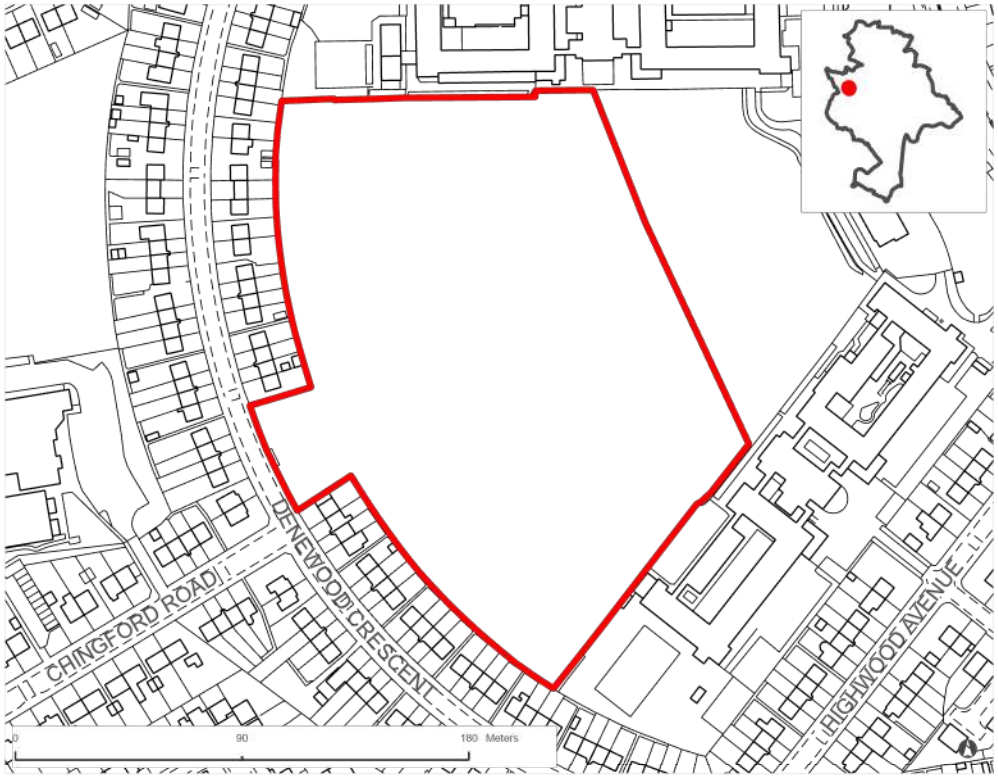
Extant full permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 458462 **Northing**: 342910

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 653 Denewood Crescent - Denewood Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Bilborough

Ownership Status: Owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

Existing Use: Former NCC offices / social services buildings

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 3.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/01881/PRES4

LAPP Reference:SR22

Overcoming non-standard constraints

Net Dwellings: 120 dwelling/s

Proposed Yield 2021/26: 120 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 120 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 120 dwellings

Reasoned Justification:

Annual meeting with Development Management, Property & Regeneration.

Easting: 452495 **Northing**: 341785

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 668 Waterside - Trent Lane, Park Yacht Club



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Overall Conclusion: Deliverable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: Vareity of uses active - moorings, yacht club ph, industrial units

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 2.3 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/01930/PFUL3

LAPP Reference:SR74

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Net Dwellings: 119 dwelling/s

Proposed Yield 2021/26: 67 dwelling/s

Proposed Yield 2026/28: 52 dwelling/s

Proposed Yield 2021/28: 119 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 119 dwellings

Reasoned Justification:

Planning permission for part of site. Active pre-application discussion on remainder.

Easting: 459081 **Northing**: 338847

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 669 1 Brook Street



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current Full Permission

Site Source: Site / SHLAA Survey

Existing Use: Active - car rental - car parking

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.31 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/00429/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 101 dwelling/s

Proposed Yield 2021/26: 51 dwelling/s

Proposed Yield 2026/28: 50 dwelling/s

Proposed Yield 2021/28: 101 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 101 dwellings

Reasoned Justification:

Extant full permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Easting: 457755 **Northing**: 340213

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 679 Russell Drive - Radford Bridge Allotments



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Under Construction

Site Source: Local Plan allocation

Existing Use: under construction

Land Type: Greenfield

Planning Status: Permissioned

Construction Status: Yes

Site Area: 3.85 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/03129/PVAR3

LAPP Reference:SR30

Overcoming non-standard constraints

Net Dwellings: 43 dwelling/s

Proposed Yield 2021/26: 43 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 43 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 43 dwellings

Reasoned Justification:

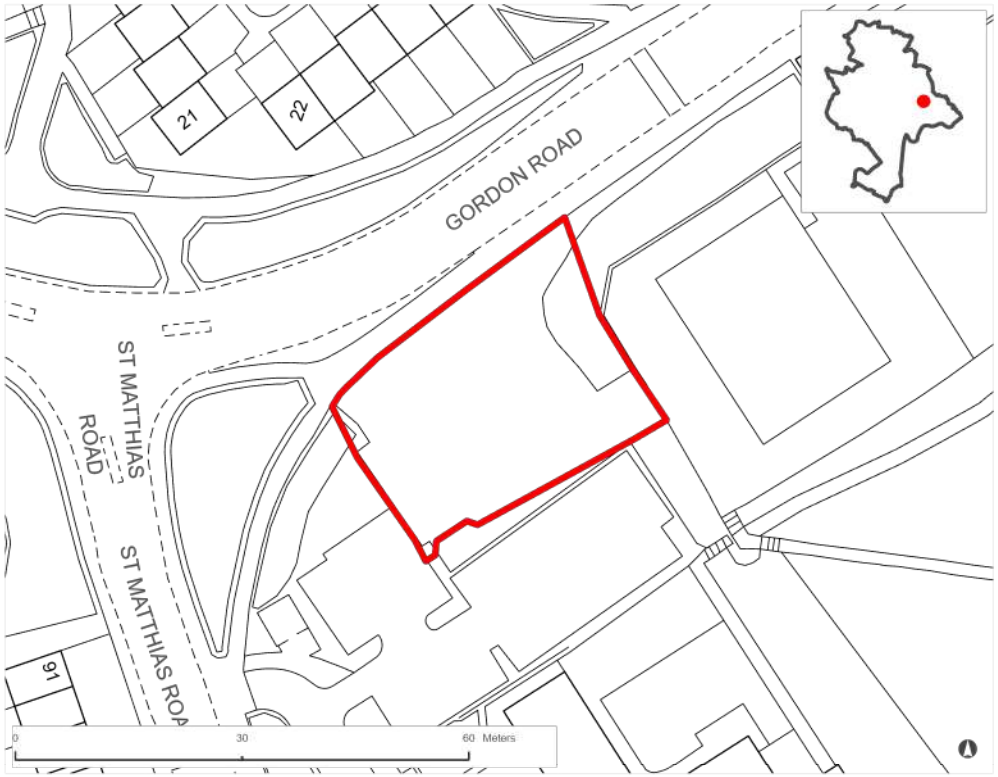
Under construction

Easting: 452481 **Northing**: 340328

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 744 Former day nursery, Gordon Road



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Overall Conclusion: Deliverable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Current full permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:20/00368/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Net Dwellings: 7 dwelling/s

Proposed Yield 2021/26: 7 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 7 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 7 dwellings

Reasoned Justification:

No significant constraints.

Easting: 458469 **Northing**: 340726

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 96 Corner of Nottingham Road, Lincoln Street, 450 - 452 Nottingham Road Old Basford



Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Deliverable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: Current full permission

Site Source: Disposal of Council asset

Existing Use: NCRELS recommends consider for release, commenting on the partial release of land west of Percy St

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01382/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Net Dwellings: 42 dwelling/s

Proposed Yield 2021/26: 42 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 42 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 42 dwellings

Reasoned Justification:

Deliverable but there may be viability issues

Easting: 455130 **Northing**: 343042

Date first added to SHLAA: 14/12/2017

Last updated date:

Developable Sites

Site ID: 138 Disused garage, Ilkeston Road, Opposite Cobden Street



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Overall Conclusion: Developable

Ward: Radford

Ownership Status: Owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: Vacant site cleared - former pfs

Land Type: Brownfield

Planning Status: Not permissioned

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 20 dwelling/s

Proposed Yield 2021/28: 20 dwelling/s

Proposed Yield Beyond 2028: 10 dwelling/s

Remaining Dwelling capacity (net): 30 dwellings

Reasoned Justification:

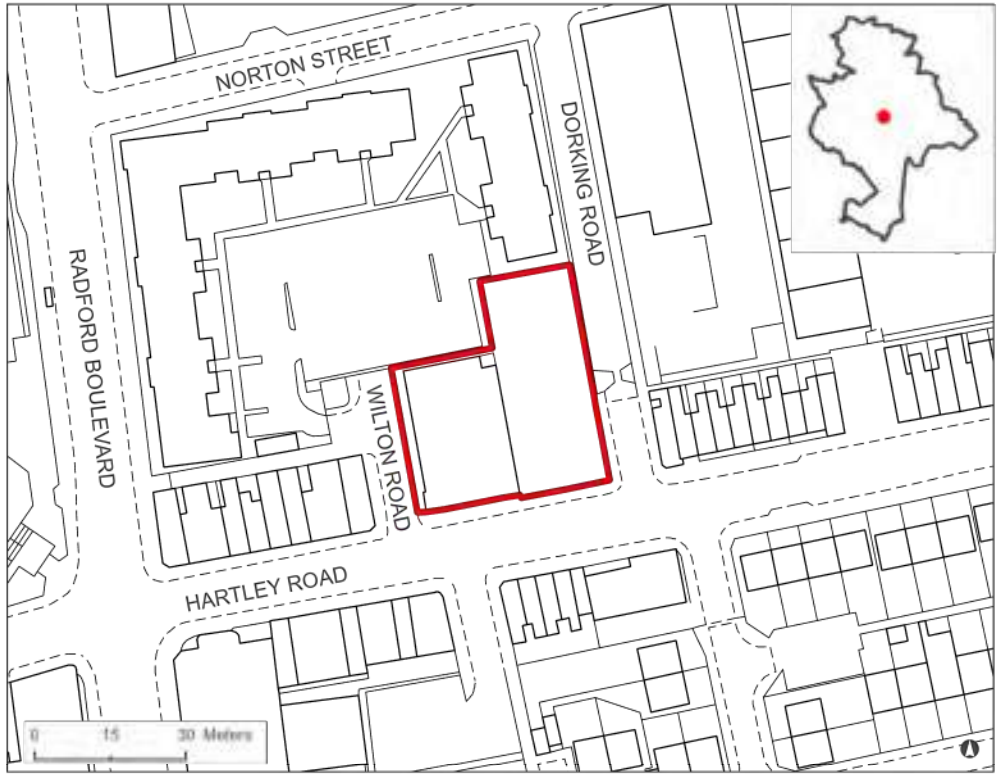
Cleared site with temporary permission for vehicle related uses that lapsed in Dec'17, which is not therefore a significant barrier to bringing forward permanent development of the site. Adjacent to existing residential properties and suited to residential development.

Easting: 455324 **Northing**: 340144

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 143 United Carpets, Hartley Road



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Overall Conclusion: Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant - retail vacant

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 8 dwelling/s

Remaining Dwelling capacity (net): 8 dwellings

Reasoned Justification:

Retail use, in suitable location for housing likely to be available and achievable in the long term therefore developable.

Easting: 455488 **Northing**: 340688

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 148 Bobbers Mill Bridge - Bobbers Mill Industrial Estate,



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites:
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Main use is employment although some vacancies/abandonment, good location for employment access to m1 and ring road. part active - storage yard, tyre place, some derelict buildings. massive site

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 4.38 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR25

Overcoming non-standard constraints

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 80 dwelling/s

Proposed Yield 2021/28: 80 dwelling/s

Proposed Yield Beyond 2028: 20 dwelling/s

Remaining Dwelling capacity (net): 100 dwellings

Reasoned Justification:

Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Delivery anticipation late in the plan period

Easting: 455077 **Northing**: 341407

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 150 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



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Overall Conclusion: Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Various majority ind active transport café ind mixed use retail/storage and distribution

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR24

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 19 dwelling/s

Proposed Yield 2021/28: 19 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 19 dwellings

Reasoned Justification:

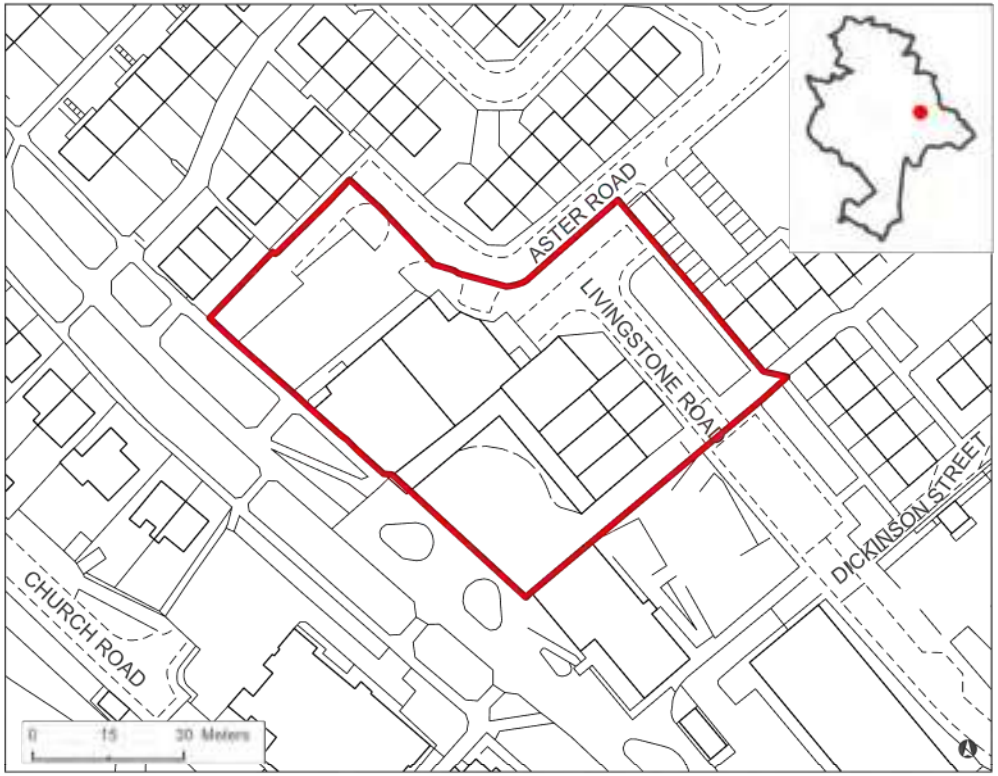
Brownfield site, suitable for residential development. Contamination, land assembly and flood risk to be resolved. Delivery anticipation late in the plan period

Easting: 454983 **Northing**: 341517

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1579 Robin Hood Chase, St Ann's Well Road



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Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.47 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR31

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 14 dwelling/s

Proposed Yield 2021/28: 14 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 14 dwellings

Reasoned Justification:

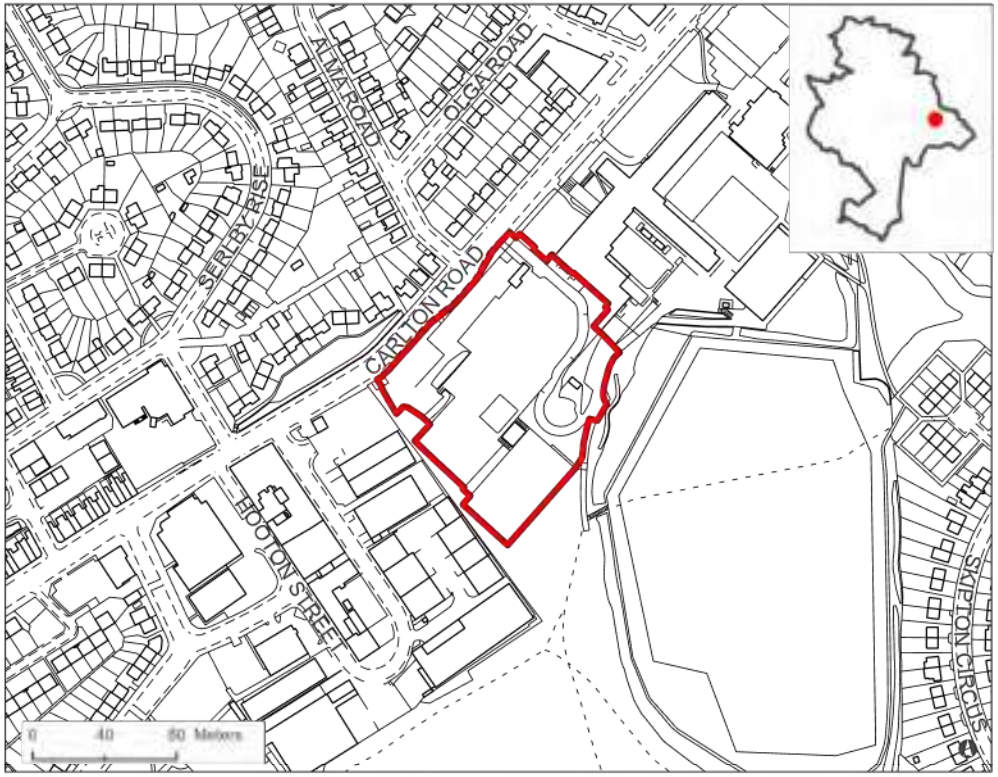
Annual update from Development Management, Property & Regeneration

Easting: 458057 **Northing**: 340914

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1630 Carlton Road - Castle College



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Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: unknown

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR32

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 19 dwelling/s

Proposed Yield 2021/28: 19 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 19 dwellings

Reasoned Justification:

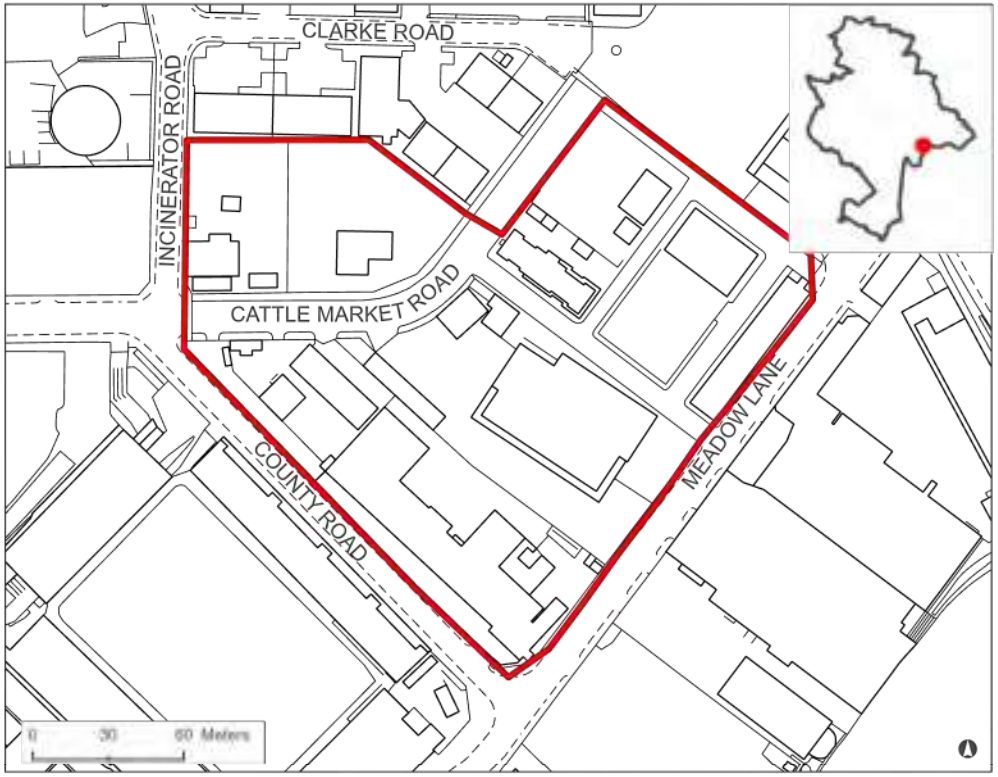
Former college on brownfield site within largely residential area. Suitable for community use with element of residential.

Easting: 458963 **Northing**: 340537

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1638 Waterside - Cattle Market, Cattle Market Road



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Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: auction area and ind uses

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 3.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR70

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 52 dwelling/s

Proposed Yield 2021/28: 52 dwelling/s

Proposed Yield Beyond 2028: 13 dwelling/s

Remaining Dwelling capacity (net): 65 dwellings

Reasoned Justification:

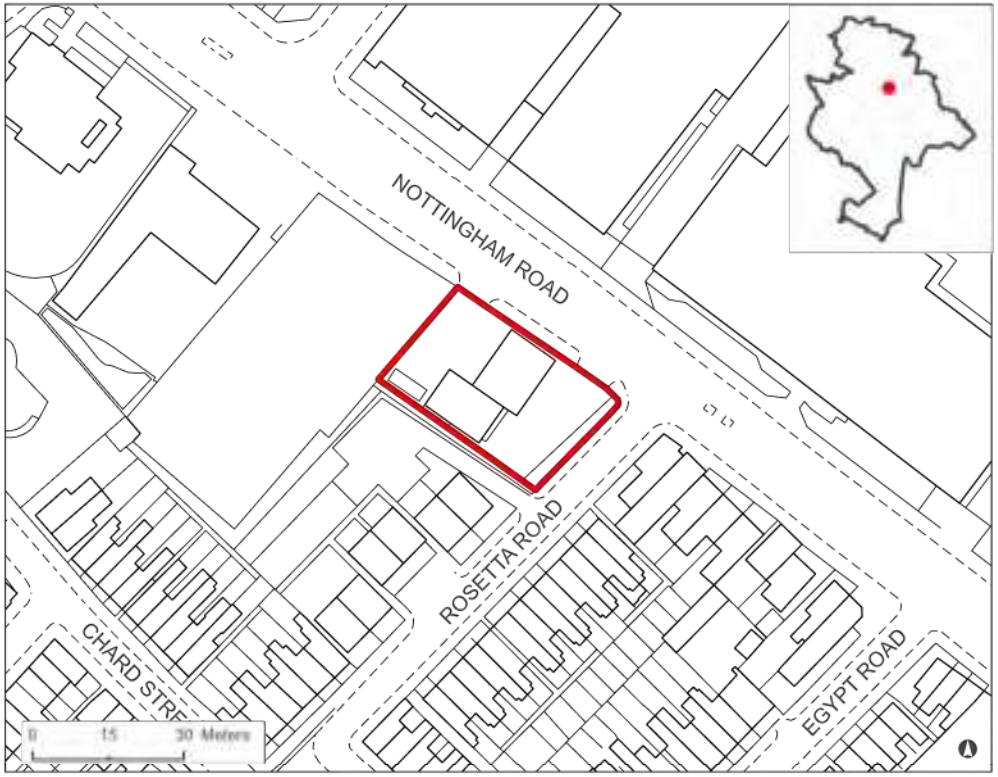
Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for an element of residential development

Easting: 458187 **Northing**: 338825

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 168 Disused Petrol Filling Station, Nottingham Road/ Rosetta Road



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Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: in use as a hand car wash

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 7 dwelling/s

Remaining Dwelling capacity (net): 7 dwellings

Reasoned Justification:

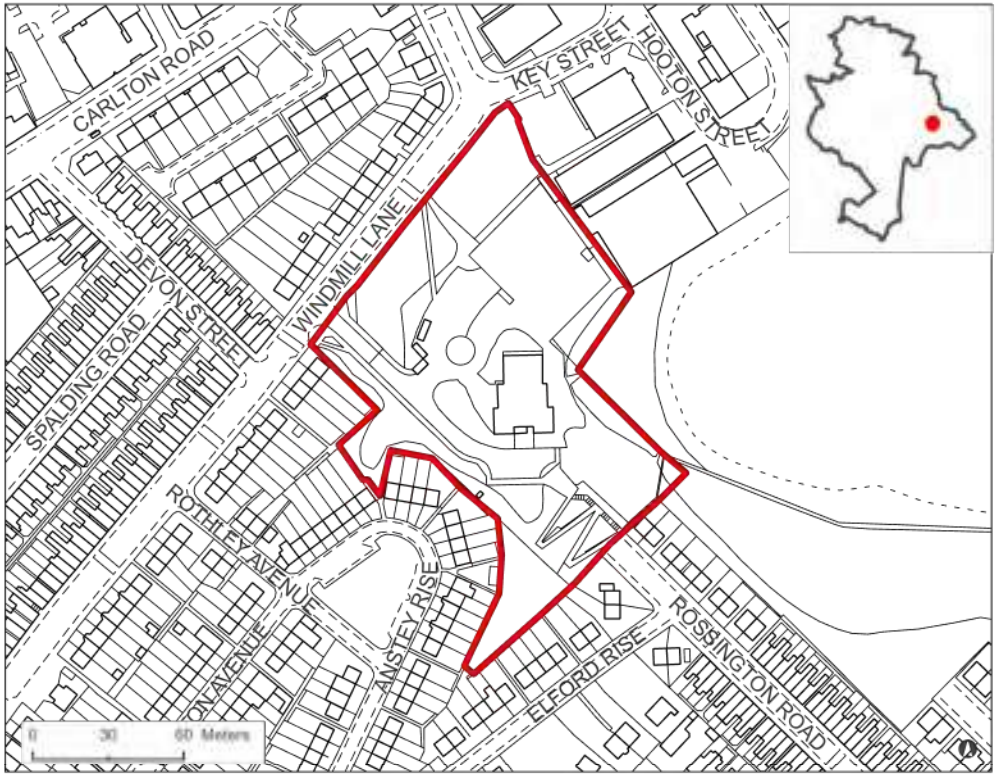
Existing use is temporary, in a suitable location, likely to be available and achievable in the medium term therefore developable.

Easting: 455944 **Northing**: 342562

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1680 Burrows Court / Site of Red Cow Public House, Windmill Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 1.49 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 58 dwelling/s

Proposed Yield 2021/28: 58 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 58 dwellings

Reasoned Justification:

Expired permission but principle of residential established and site has potential to come forward later in the plan period. Refurubishment of existing flats underway, Application for 17 houses, 41 flats submitted.

Easting: 458802 **Northing**: 340274

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1795 BGU Manufacturing, Meadow Lane



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Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: BGU Manufacturing

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 8 dwelling/s

Remaining Dwelling capacity (net): 8 dwellings

Reasoned Justification:

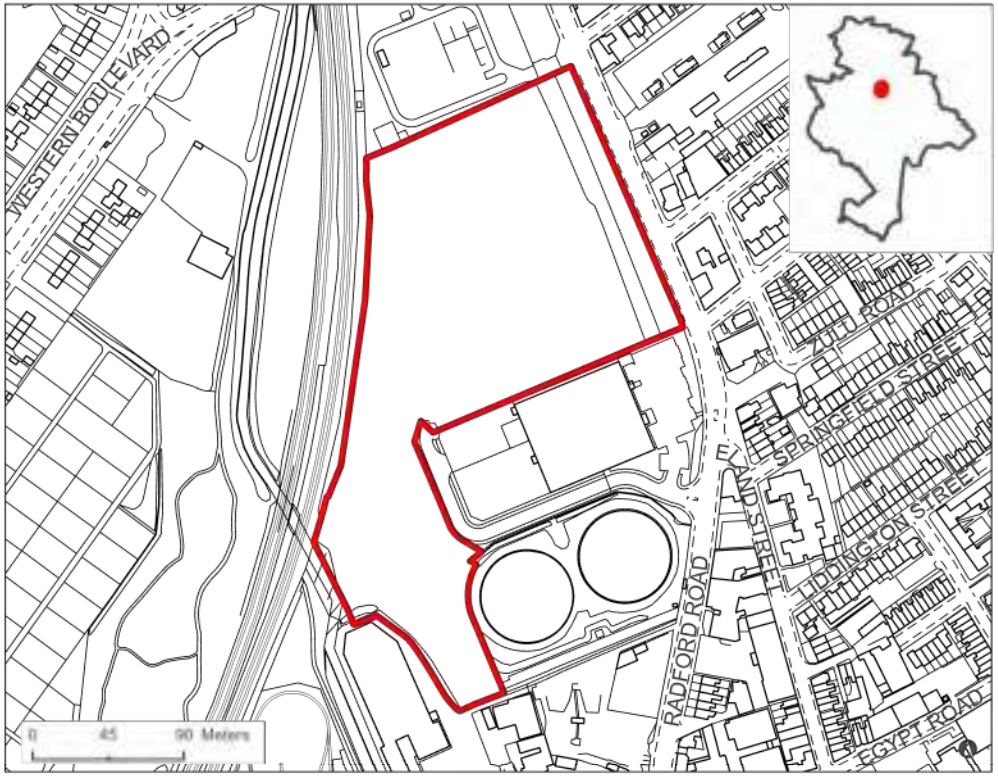
Active manufacturing/warehouse site. Site put forward by owner for mixed use, including residential. Site is in a suitable location for residential development, but currently in use.Within the Waterside Regeneation Zone. No planning permission on site.

Easting: 458000 **Northing**: 338497

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1910 Radford Road - Former Basford Gasworks



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Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Local Plan allocation

Existing Use: Former Gasworks now cleared site

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 3.81 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:14/00963/PVAR3

LAPP Reference:SR19

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 116 dwelling/s

Proposed Yield 2021/28: 116 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 116 dwellings

Reasoned Justification:

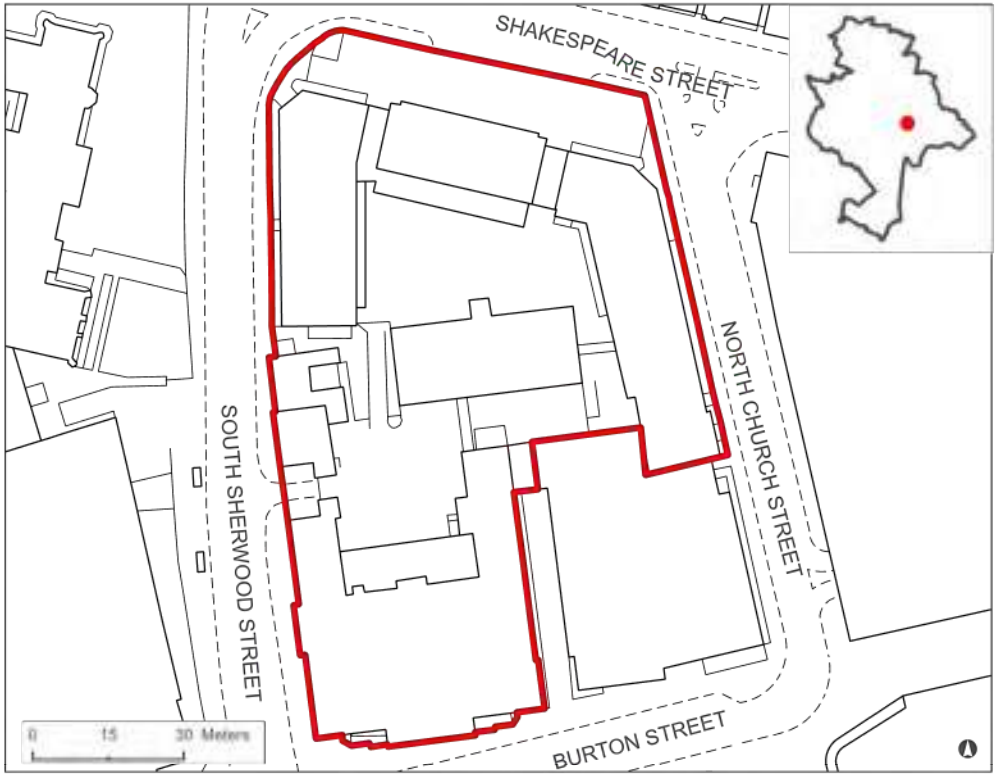
Permission lapsed in August 2019. There is recent interest and the site is suitable and development likely late in the plan period.

Easting: 455475 **Northing**: 342554

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1963 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: Yes
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant offices /police station / fire station

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.89 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00098/PREAPP

LAPP Reference:SR53

Overcoming non-standard constraints

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 240 dwelling/s

Proposed Yield 2021/28: 240 dwelling/s

Proposed Yield Beyond 2028: 110 dwelling/s

Remaining Dwelling capacity (net): 350 dwellings

Reasoned Justification:

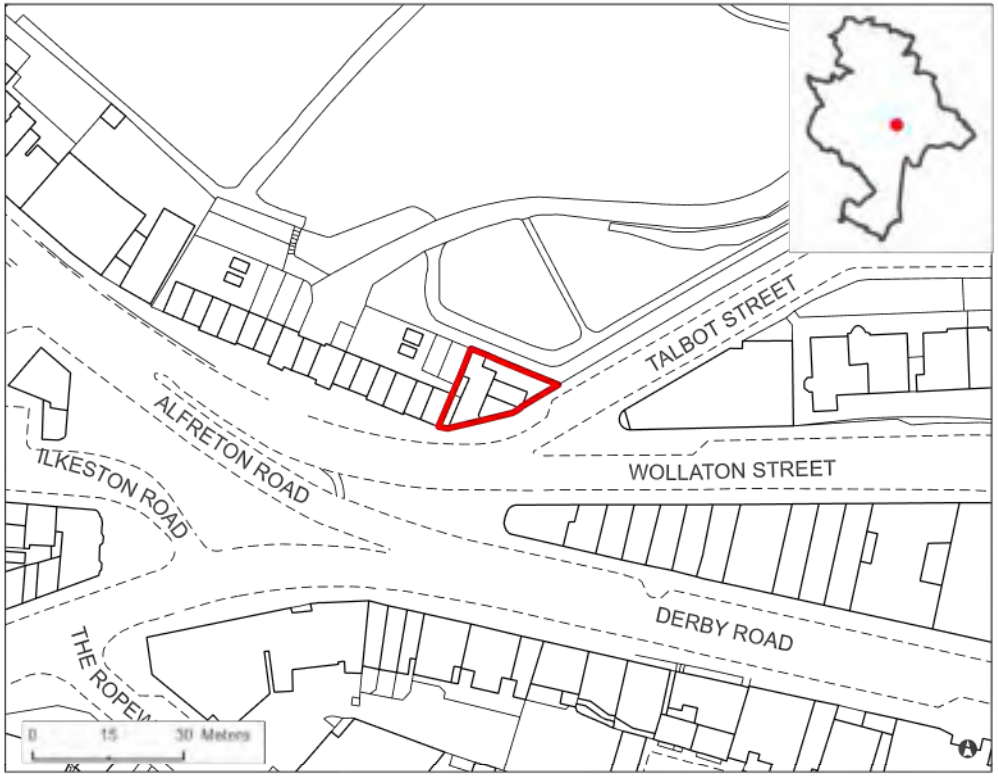
Site owned by NCC. Agreement in place with developer for mixed use including residential. Met with Development Management, Property & Regeneration

Easting: 457159 **Northing**: 340329

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 1998 1, 1A And 3 And 3A Canning Chambers, Canning Circus



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Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : Yes

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 12 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 12 dwellings

Reasoned Justification:

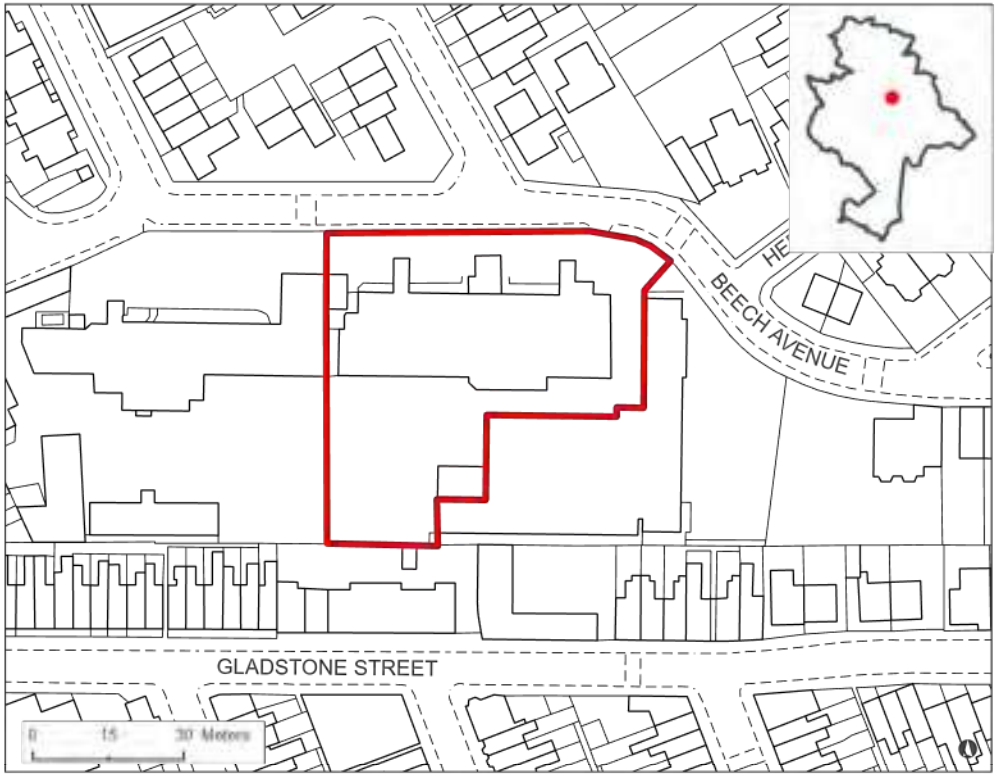
Although residential permission has lapsed, the principle of residential has been established.

Easting: 456456 **Northing**: 340181

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2148 The White House, Beech Avenue



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Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application / pre application

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.3 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 70 dwelling/s

Proposed Yield 2021/28: 70 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 70 dwellings

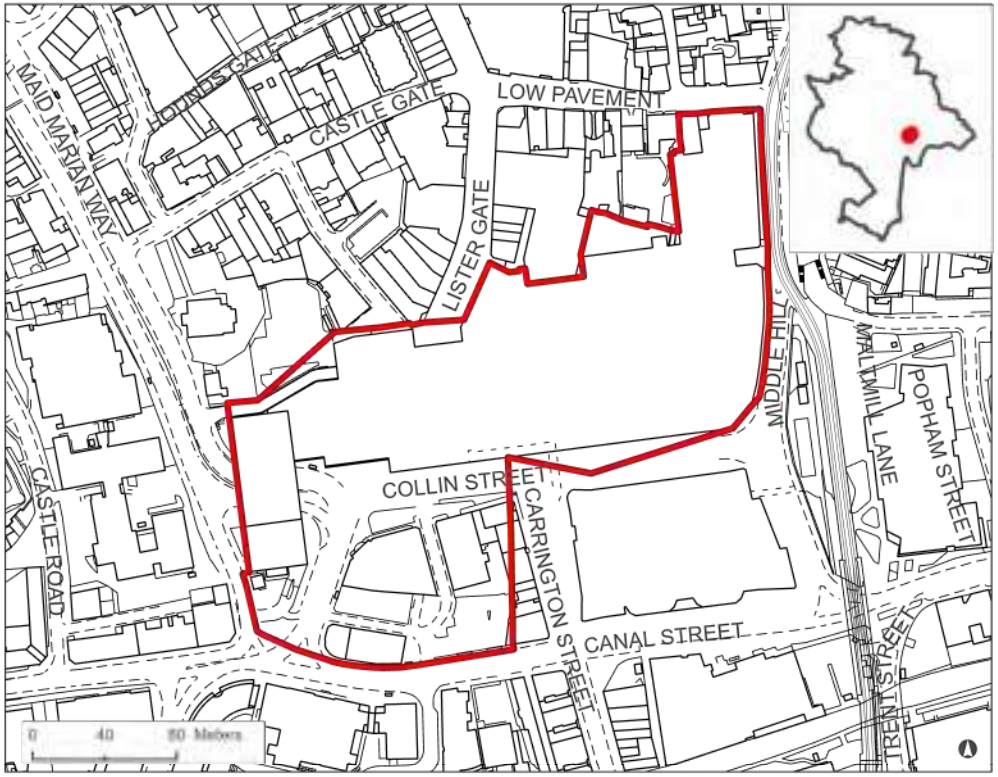
Reasoned Justification:

Easting: 456168 **Northing**: 341942

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2259 Broadmarsh



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Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Retail , offices, car park

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 4.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR58

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 400 dwelling/s

Proposed Yield 2021/28: 400 dwelling/s

Proposed Yield Beyond 2028: 600 dwelling/s

Remaining Dwelling capacity (net): 1000 dwellings

Reasoned Justification:

Considered that Broadmarsh could deliver residential

Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2326 Site Of Plumbline Displays' Faraday Road, Nottingham



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Overall Conclusion: Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning application / pre application

Existing Use: Factory

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 12 dwelling/s

Proposed Yield 2021/28: 12 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 12 dwellings

Reasoned Justification:

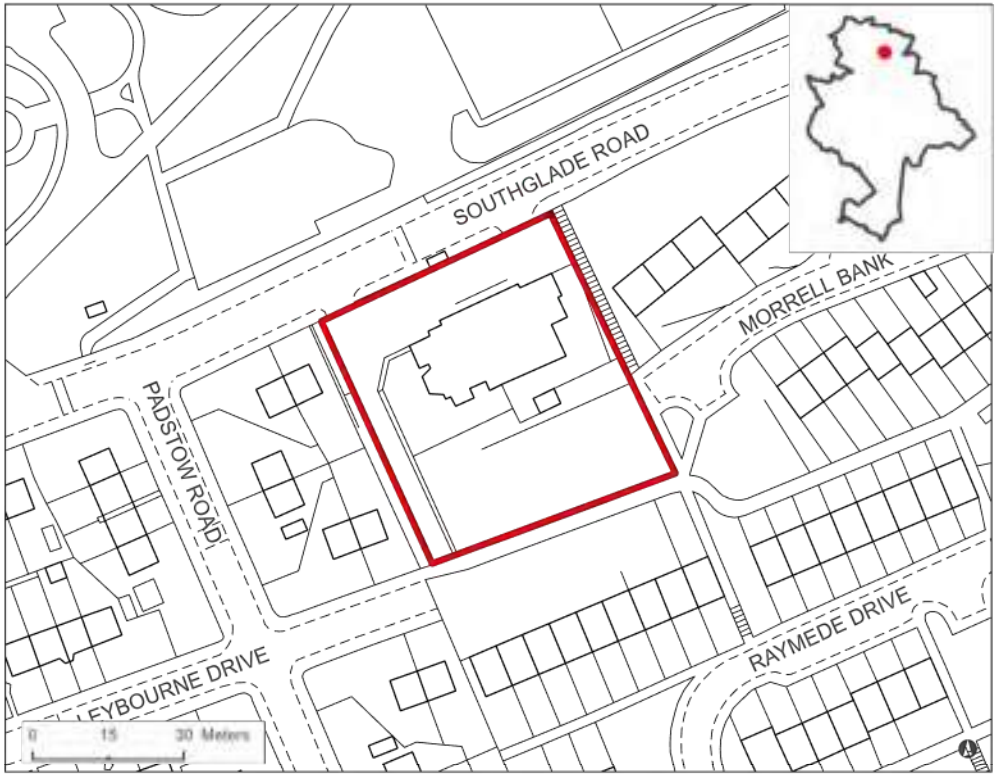
Brownfield site capable of residential development

Easting: 455229 **Northing**: 339552

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2443 Shell for Southglade Convenience Store and Notts Cars, Southglade Road, Nottingham, NG5 5GF



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Overall Conclusion: Developable

Ward: Bestwood

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/01215/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 23 dwelling/s

Proposed Yield 2021/28: 23 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 23 dwellings

Reasoned Justification:

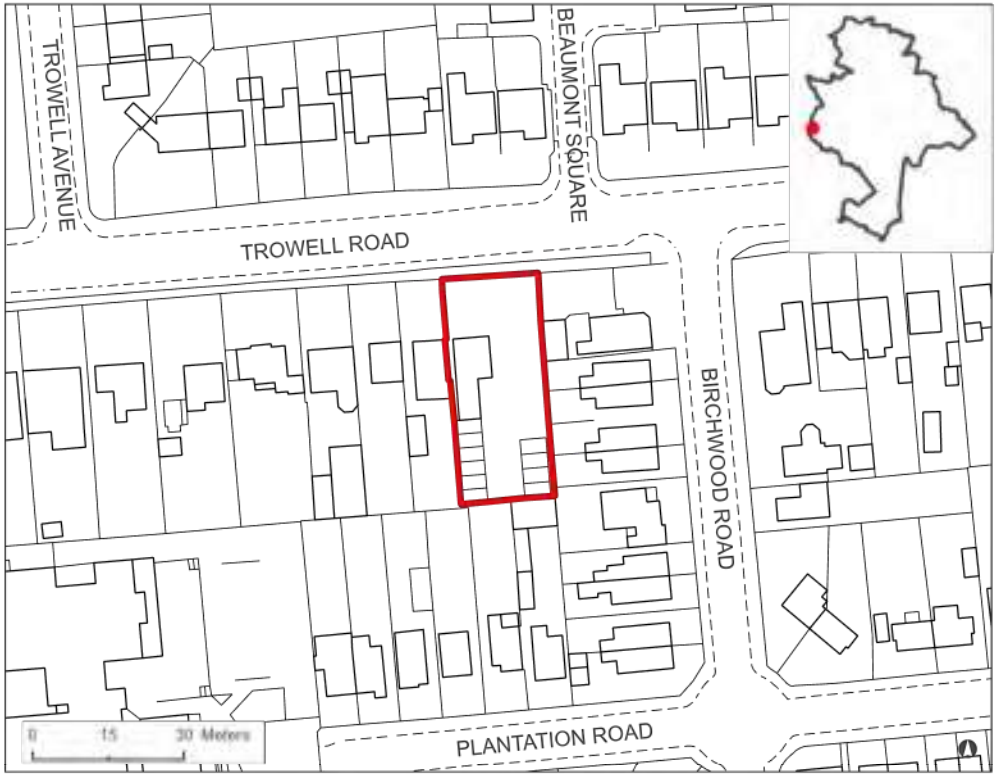
Pending Planning Permssion

Easting: 455673 **Northing**: 344885

Date first added to SHLAA: 26/03/2019

Last updated date: 26/03/2019

Site ID: 2448 267A Trowell Road, Nottingham, NG8 2FE



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : No
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Developable

Ward: Bilborough

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:18/02221/PREAPP

LAPP Reference:

Overcoming non-standard constraints

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 10 dwelling/s

Proposed Yield 2021/28: 10 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 10 dwellings

Reasoned Justification:

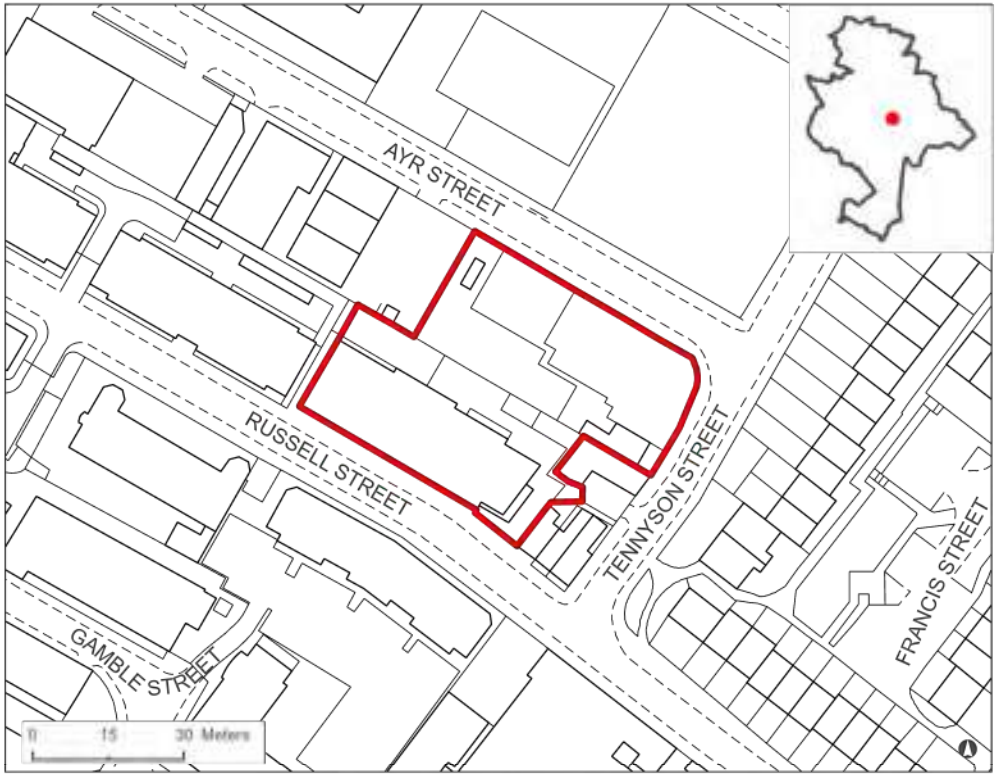
Awaiting Decision

Easting: 451008 **Northing**: 339986

Date first added to SHLAA: 03/04/2019

Last updated date: 03/04/2019

Site ID: 2449 34 Tennyson Street and Adventure Playground, Nottingham, NG7 4FU



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Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use: Open Space/Playground

Land Type: Greenfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:19/00771/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 10 dwelling/s

Proposed Yield 2021/28: 10 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 10 dwellings

Reasoned Justification:

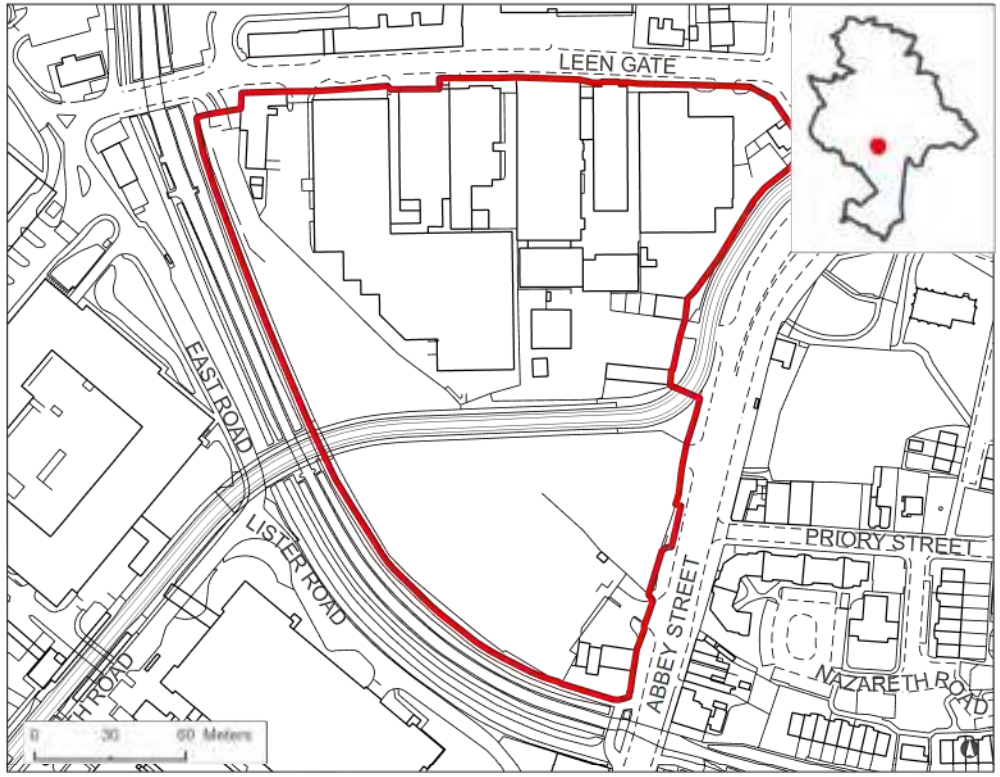
Potential for residential development if the negative effects are mitigated well.

Easting: 456231 **Northing**: 340576

Date first added to SHLAA: 03/04/2019

Last updated date: 03/04/2019

Site ID: 2457 Former Medi Park, adj. QMC



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Overall Conclusion: Developable

Ward: Lenton and Wollaton EastEast

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 3.66 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 25 dwelling/s

Proposed Yield 2021/28: 25 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 25 dwellings

Reasoned Justification:

Easting: 0

Northing: 0

Date first added to SHLAA: 15/04/2019

Last updated date: 15/04/2019

Site ID: 2459 Methodist Bridgeway Hall/ Salvation Army Site



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Overall Conclusion: Developable

Ward: Meadows

Ownership Status:

Reporting Status: 10 or more dwellings without planning permission

Site Source: Planning Application/ PREAPP

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.33 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 50 dwelling/s

Proposed Yield 2021/28: 50 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 50 dwellings

Reasoned Justification:

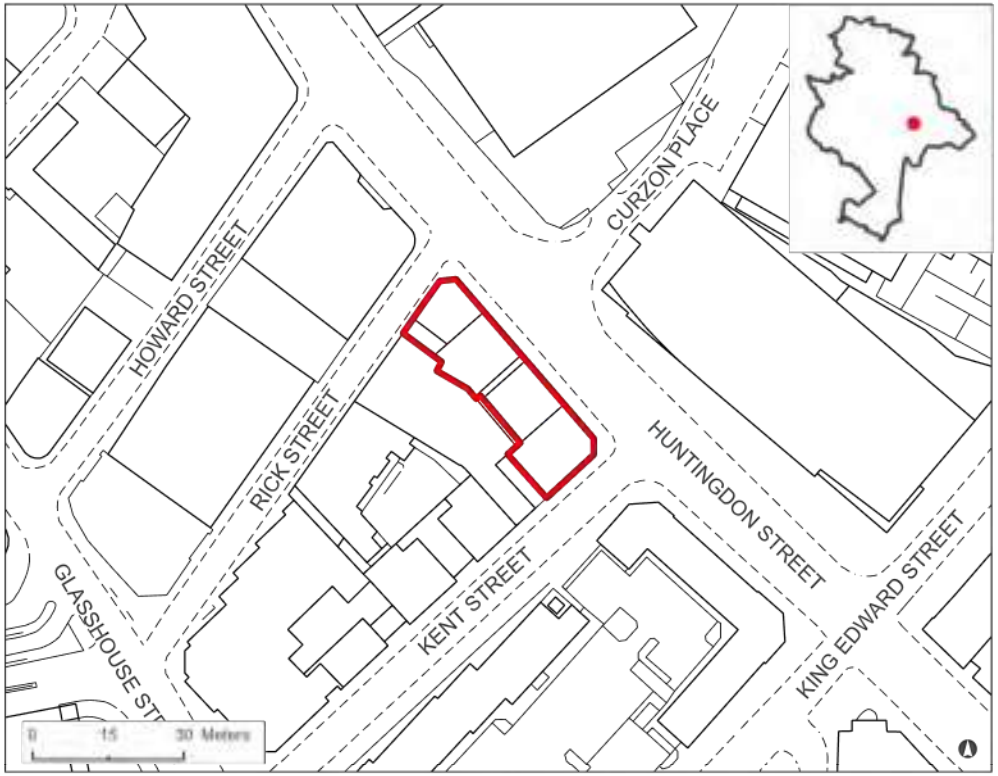
Easting: 0

Northing: 0

Date first added to SHLAA: 15/04/2019

Last updated date: 15/04/2019

Site ID: 2525 Huntingdon House, 278-290 Huntingdon Street



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Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 150 dwelling/s

Proposed Yield 2021/28: 150 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

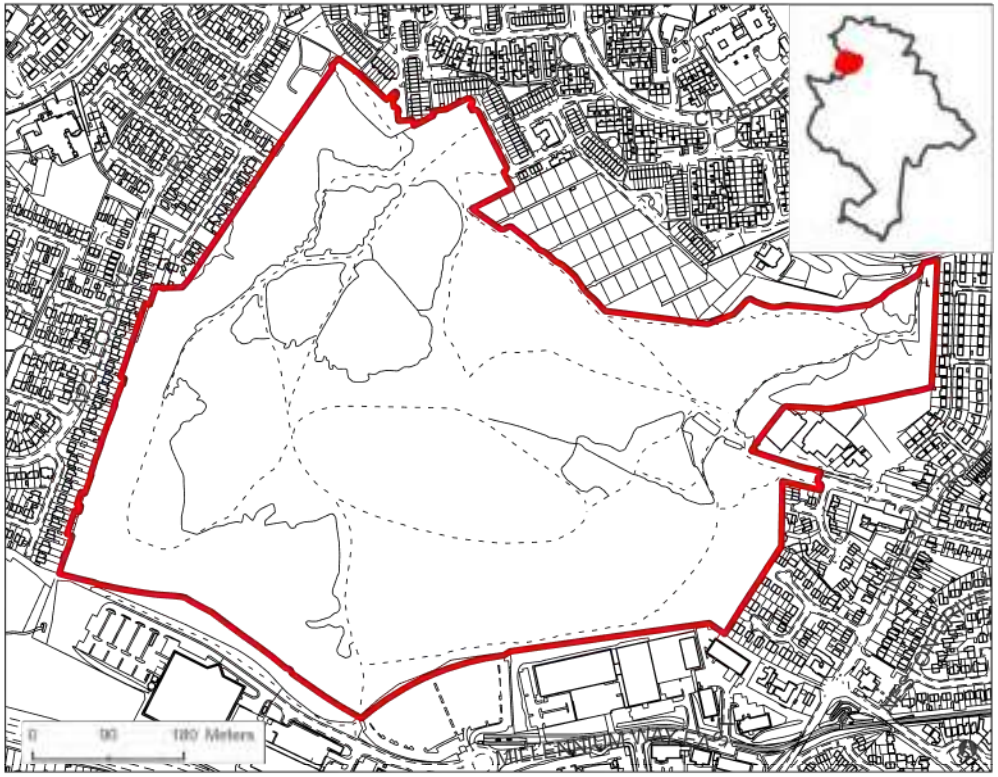
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 254 Stanton Tip - Hempshill Vale



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Overall Conclusion: Developable

<FNT style="Bold">Ward</FNT>: Nuthall East & Strelley

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant. used for lower level recreational purposes/open space

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 42.62 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR11

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 200 dwelling/s

Proposed Yield 2021/28: 200 dwelling/s

Proposed Yield Beyond 2028: 300 dwelling/s

Remaining Dwelling capacity (net): 500 dwellings

Reasoned Justification:

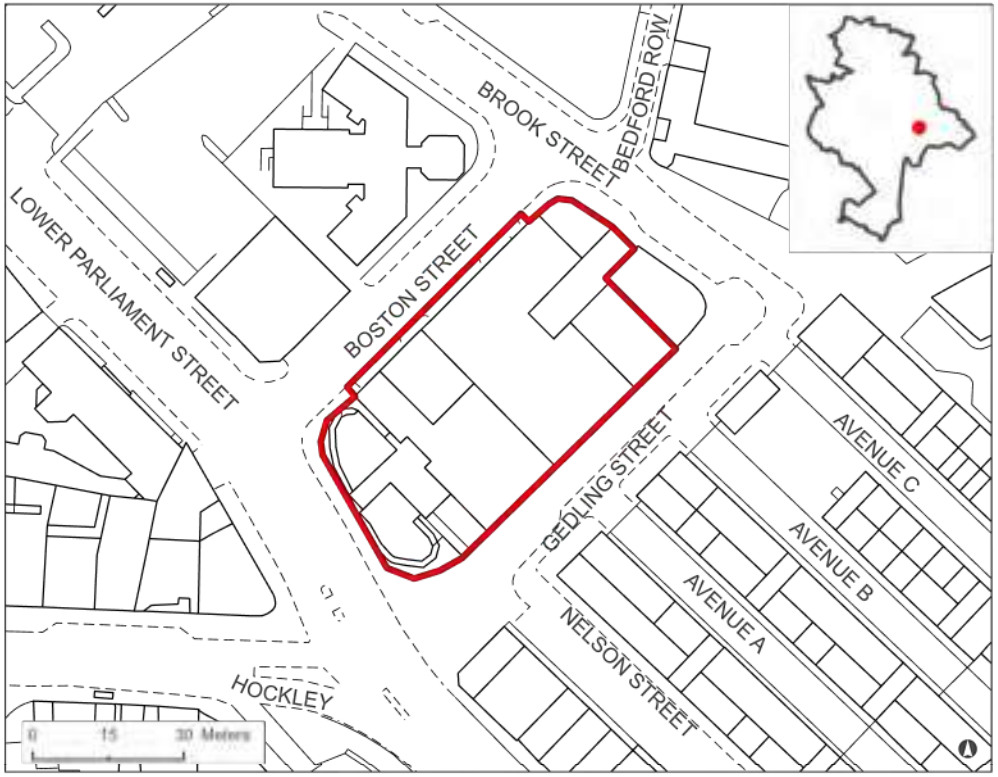
Timescale for delivery expected to be 6+ years for 500 housing units. A willing owner is positively engaged with Nottingham City Council. Development likely to come forward mid/end of Core Strategies plan period due to contamination and profile of the site. Met with Development Management, Property & Regeneration

Easting: 453281 **Northing**: 344173

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2558 IQ Nottingham 143 Lower Parliament Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument:
Conservation Area:
Listed Building :
Historic Parks and Gardens :
Archaeological Sites: :
Local Interest Buildings:

Constraints (Ecology):

SSSI:
Open Space Network:
Ancient Woodland:
Local Nature Reserve:
Local Wildlife Sites:
TPOs:

Constraints (Flooding):

Flood Zone 3-1 in 100 years:

Constraints (Air Quality):

AQMA: yes

Constraints (Greenbelt):

Greenbelt:

Overall Conclusion: Developable

Ward: St Anns

Ownership Status:

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.28 (Hectares)

Site Viability Zone:

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Proposed Yield 2021/26: 85 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 85 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

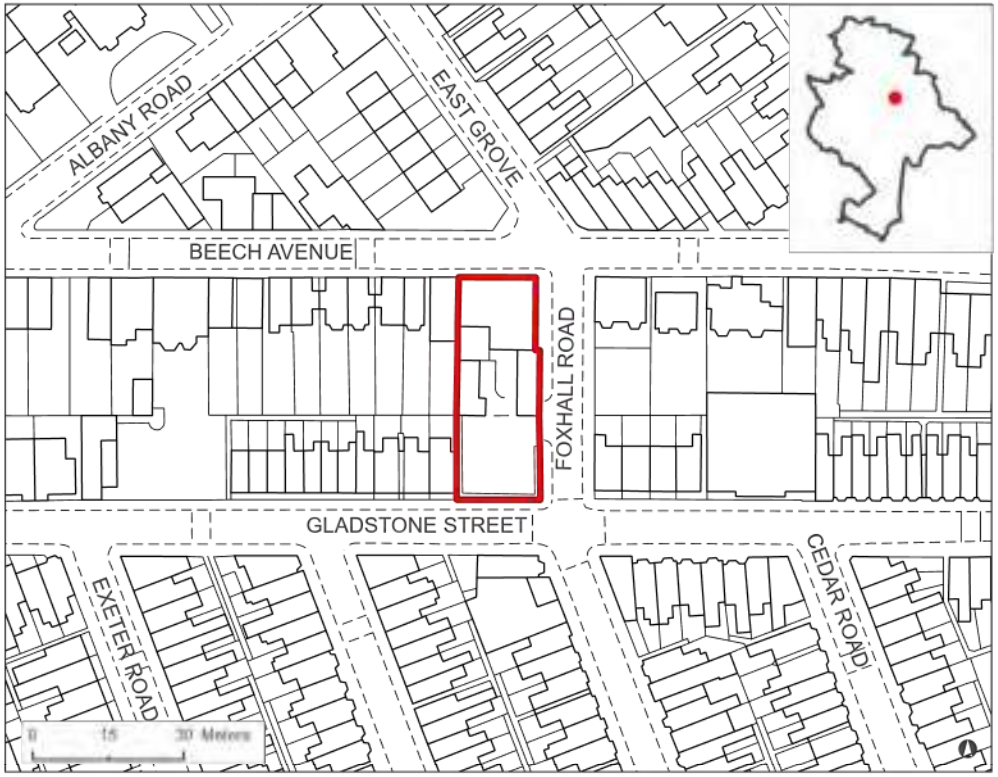
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2559 The Elm Tree



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Overall Conclusion: Developable

Ward: Berridge

Ownership Status:

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.07 (Hectares)

Site Viability Zone:

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument:

Conservation Area:

Listed Building :

Historic Parks and Gardens :

Archaeological Sites: :

Local Interest Buildings:

Constraints (Ecology):

SSSI:

Open Space Network:

Ancient Woodland:

Local Nature Reserve:

Local Wildlife Sites:

TPOs:

Constraints (Flooding):

Flood Zone 3-1 in 100 years:

Constraints (Air Quality):

AQMA:

Constraints (Greenbelt):

Greenbelt:

Proposed Yield 2021/26: 8 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 8 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

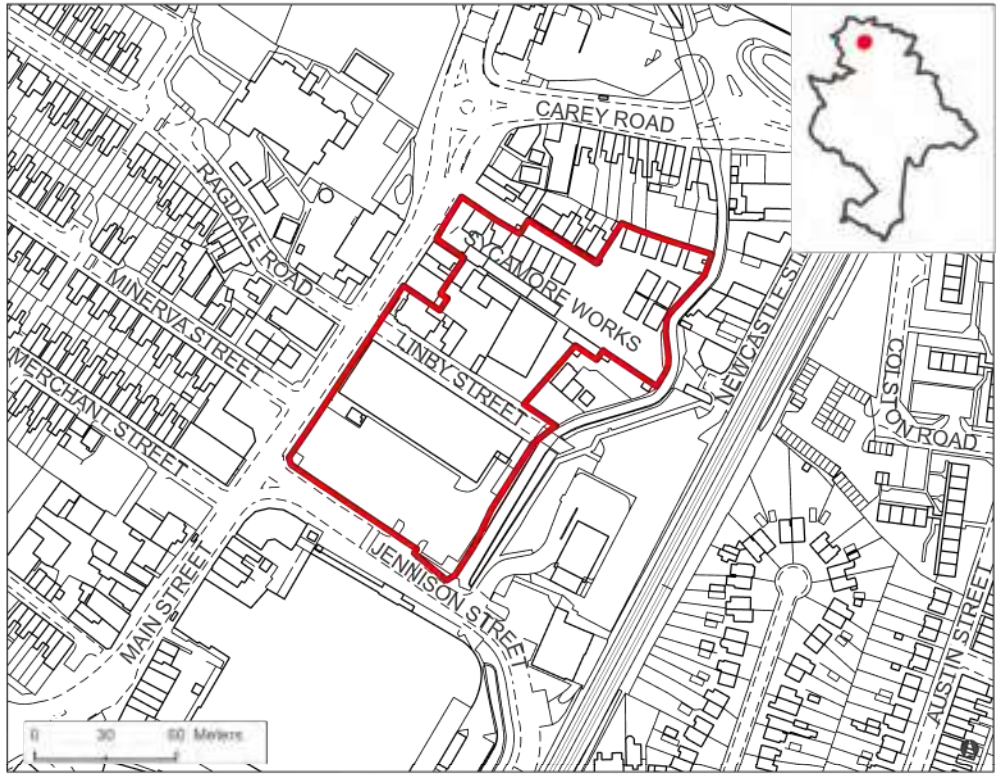
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 256 Area between Linby Street and Filey street and to Main Street



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Overall Conclusion: Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: VACANT LAND

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR04

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 13 dwellings

Reasoned Justification:

Residential uses are dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in agreement with the EA, the estimated dwelling numbers of 13 for this site are not included in the overall housing figures for plan period.

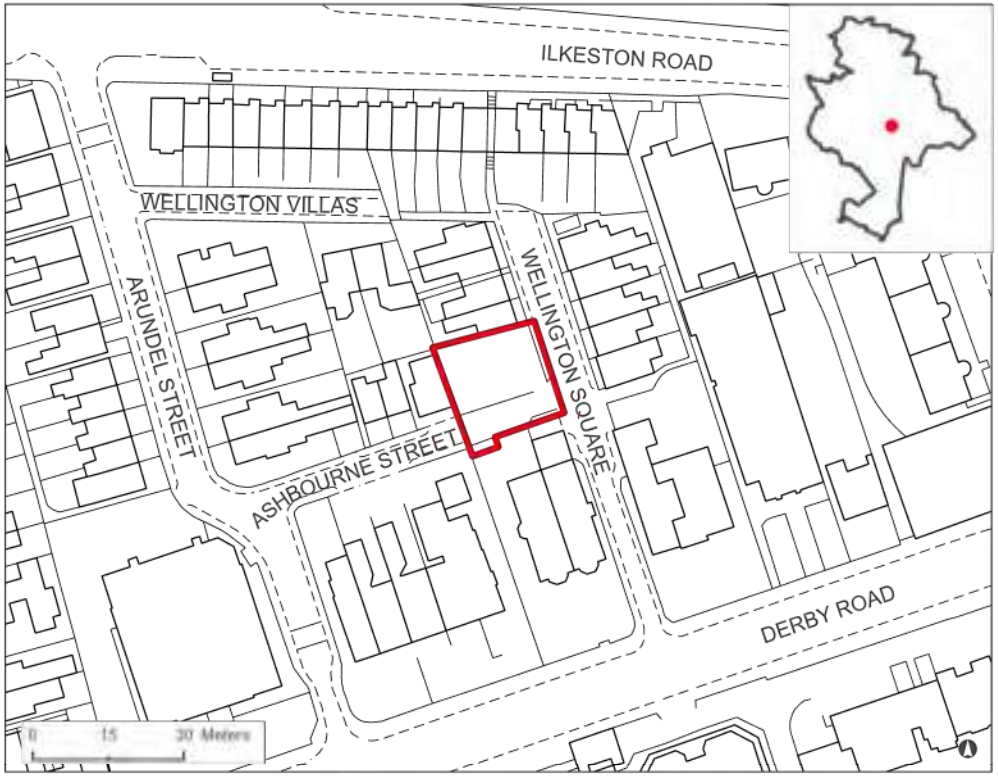
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2560 190 Derby Road



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Overall Conclusion: Developable

Ward: Radford

Ownership Status:

Reporting Status:

Site Source:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.04 (Hectares)

Site Viability Zone:

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument:

Conservation Area:

Listed Building :

Historic Parks and Gardens :

Archaeological Sites: :

Local Interest Buildings:

Constraints (Ecology):

SSSI:

Open Space Network:

Ancient Woodland:

Local Nature Reserve:

Local Wildlife Sites:

TPOs:

Constraints (Flooding):

Flood Zone 3-1 in 100 years:

Constraints (Air Quality):

AQMA:

Constraints (Greenbelt):

Greenbelt:

Proposed Yield 2021/26: 7 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 7 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): dwellings

Reasoned Justification:

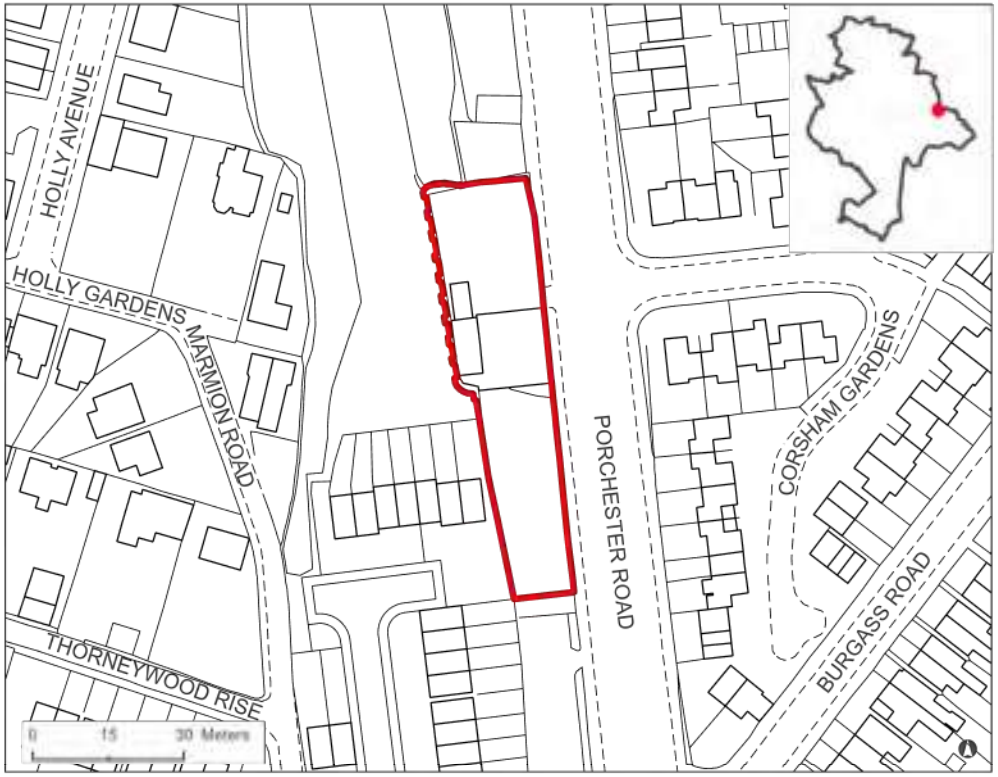
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 35 Porchester Car Sales, Porchester Road, near Carlton Road



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Overall Conclusion: Developable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Active car retail - sui generis active - car sales

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 6 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

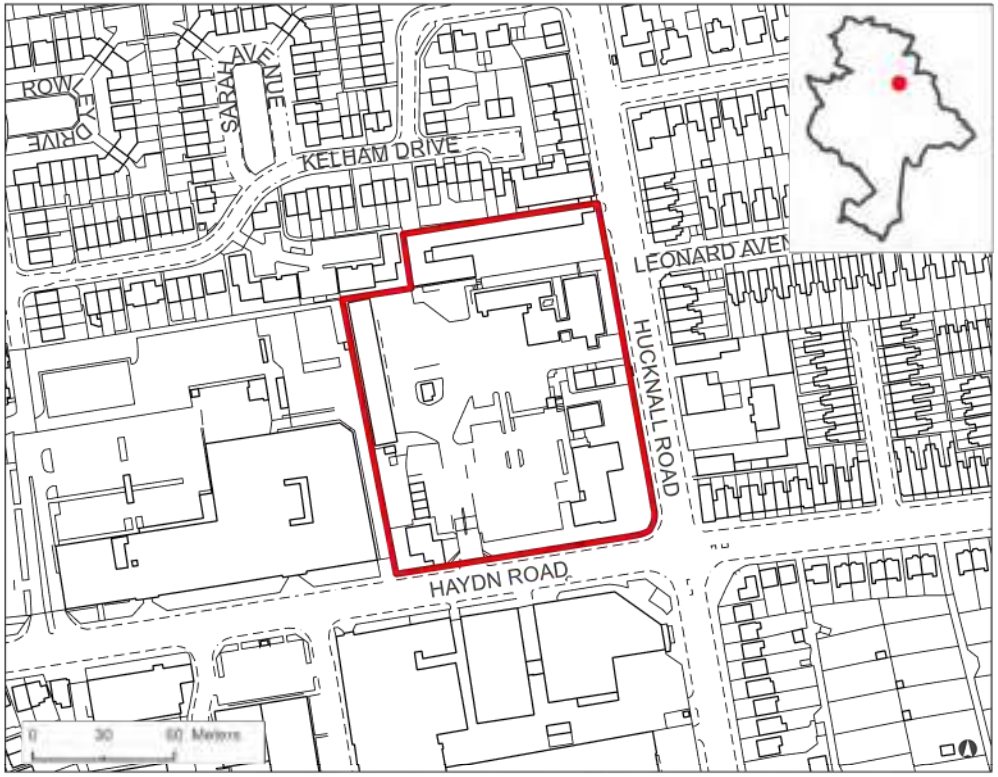
Short term lease held owners wish to pursue residential once lease runs out no other significant constraints to delivery therefore developable beyond 5 years.

Easting: 459156 **Northing**: 341122

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 380 Haydn Road/Hucknall Road - Severn Trent Water Depot



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Overall Conclusion: Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: severn trent offices/ depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR17

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 30 dwelling/s

Proposed Yield 2021/28: 30 dwelling/s

Proposed Yield Beyond 2028: 40 dwelling/s

Remaining Dwelling capacity (net): 70 dwellings

Reasoned Justification:

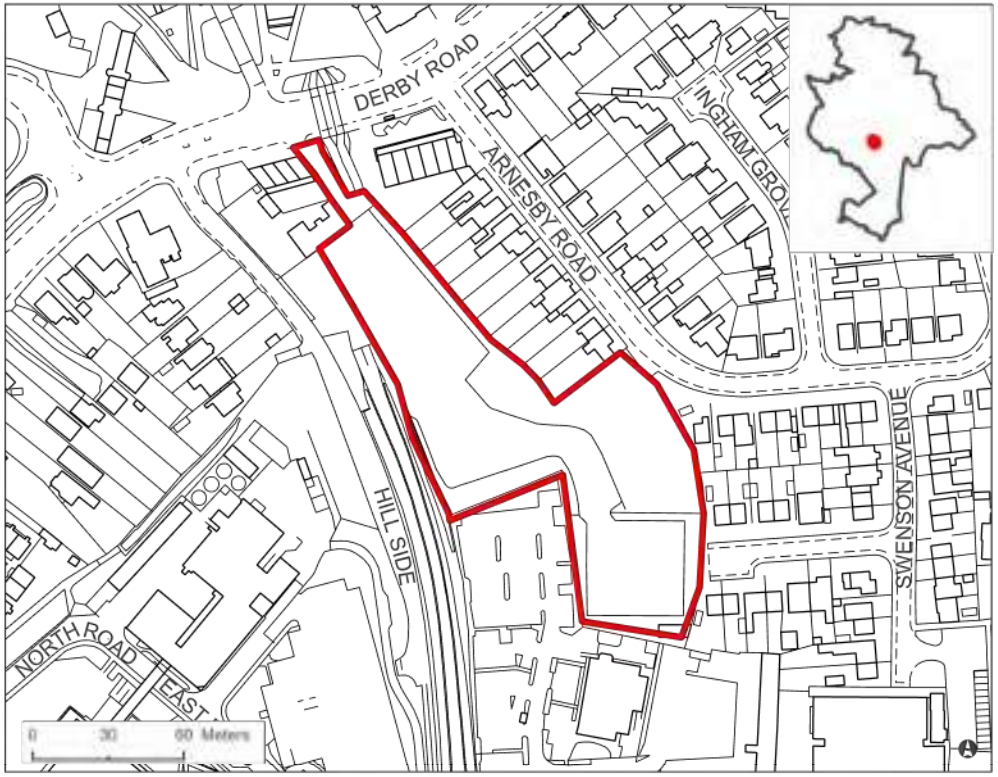
Site suitable for residential development with willing owners. developable late in the plan period

Easting: 456615 **Northing**: 342861

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 382 Derby Road - Former Hillside Club, Leengate



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Overall Conclusion: Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: active social club -with car parking and scrubby grass to rear

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.06 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR39

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 20 dwelling/s

Proposed Yield 2021/28: 20 dwelling/s

Proposed Yield Beyond 2028: 15 dwelling/s

Remaining Dwelling capacity (net): 35 dwellings

Reasoned Justification:

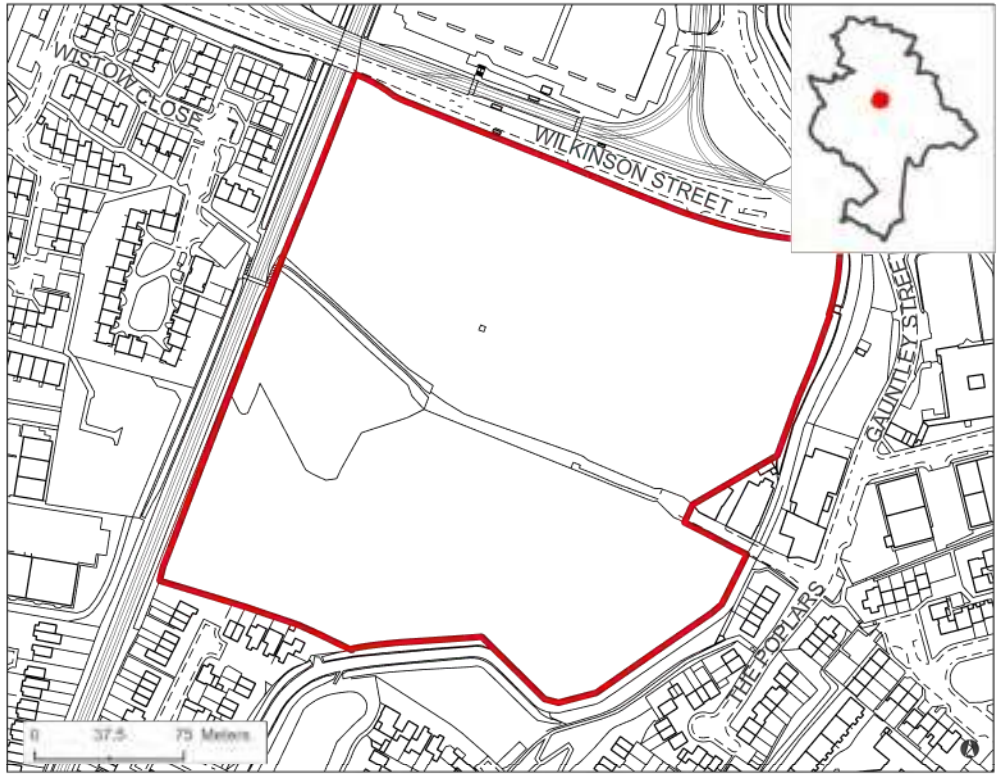
Principle of residential use established. Site is suitable and capable of development within the plan period. However, PBSA or potentially even PRS (on the basis that 1-2 bed flats could also be occupied by students) is not realistic.

Easting: 454964 **Northing**: 339097

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 384 Wilkinson Street - Former PZ Cussons



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Overall Conclusion: Developable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Vacant

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 6.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR23

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 77 dwelling/s

Proposed Yield 2021/28: 77 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 77 dwellings

Reasoned Justification:

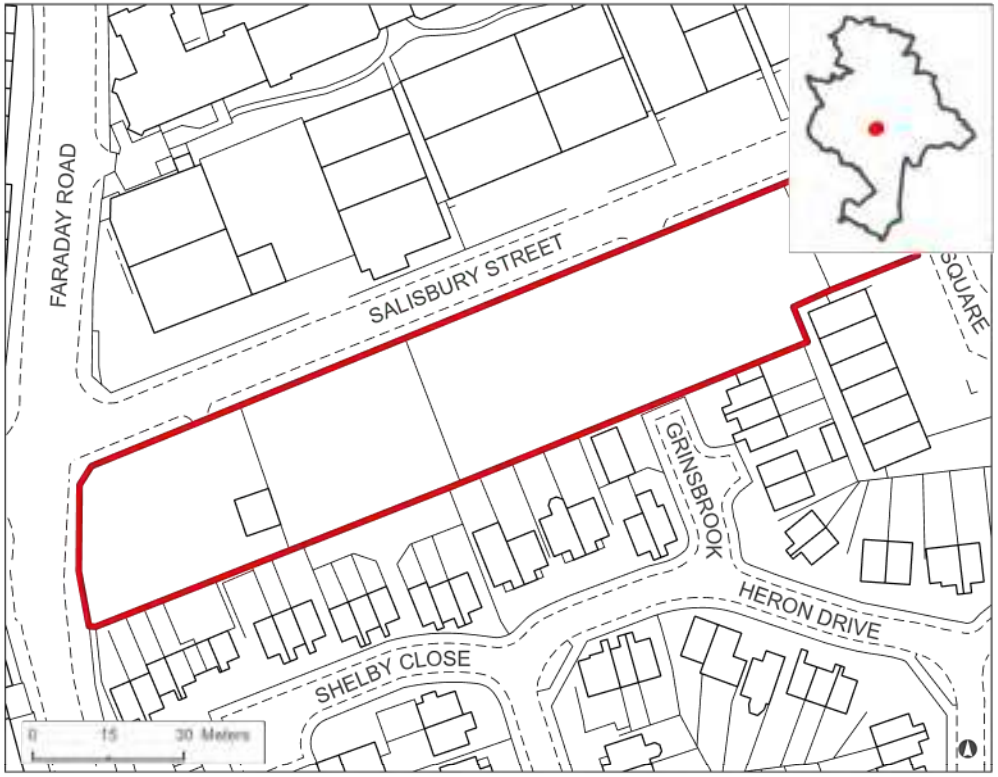
Outline planning permission for residential development (expired Nov 2013). Site has been cleared (with exception of chimney). NCC engaging with owners to address flood risk constraints. Development likely late in the plan period

Easting: 455302 **Northing**: 341842

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 390 Salisbury Street



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Overall Conclusion: Developable

Ward: Radford

Ownership Status: Not owned by a public authority

Reporting Status: current outline permission

Site Source: Local Plan allocation

Existing Use: Vacant car park

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.52 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:16/00815/POUT

LAPP Reference:SR36

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 21 dwelling/s

Proposed Yield 2021/28: 21 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 21 dwellings

Reasoned Justification:

Outline Planning permission. Suitable residential scheme with few constraints. Agent confirmed higher density scheme likely to come forward

Easting: 455144 **Northing**: 339919

Date first added to SHLAA: 14/12/2017

Last updated date: 12/08/2019

Site ID: 399 Carlton Road- Former Co-op



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Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Complete

Site Source: Local Plan allocation

Existing Use: Vacant Retail - co-op

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Current or Previous Application Ref:15/016/NOAPPN

LAPP Reference:SR33

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 0 dwellings

Reasoned Justification:

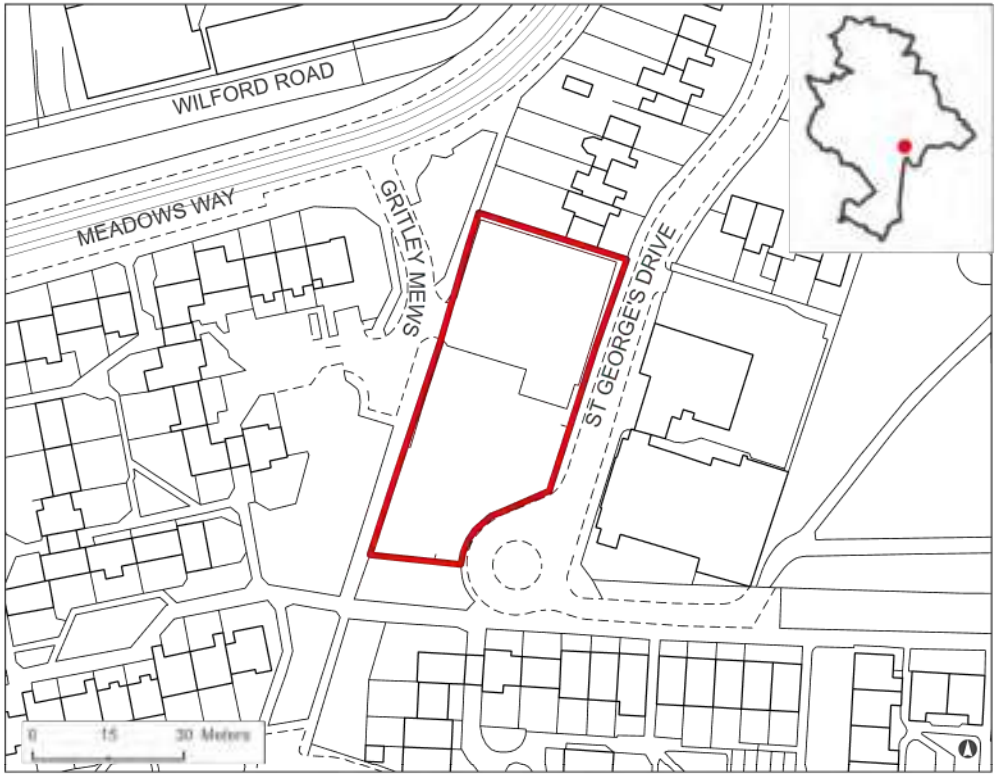
Brownfield site close to residential properties. Retail built out on whole of the site

Easting: 458493 **Northing**: 340346

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 407 Site of the Wilford Public House, Gritley Mews



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Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Vacant pub and car park

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 10 dwelling/s

Proposed Yield 2021/28: 10 dwelling/s

Proposed Yield Beyond 2028: 5 dwelling/s

Remaining Dwelling capacity (net): 15 dwellings

Reasoned Justification:

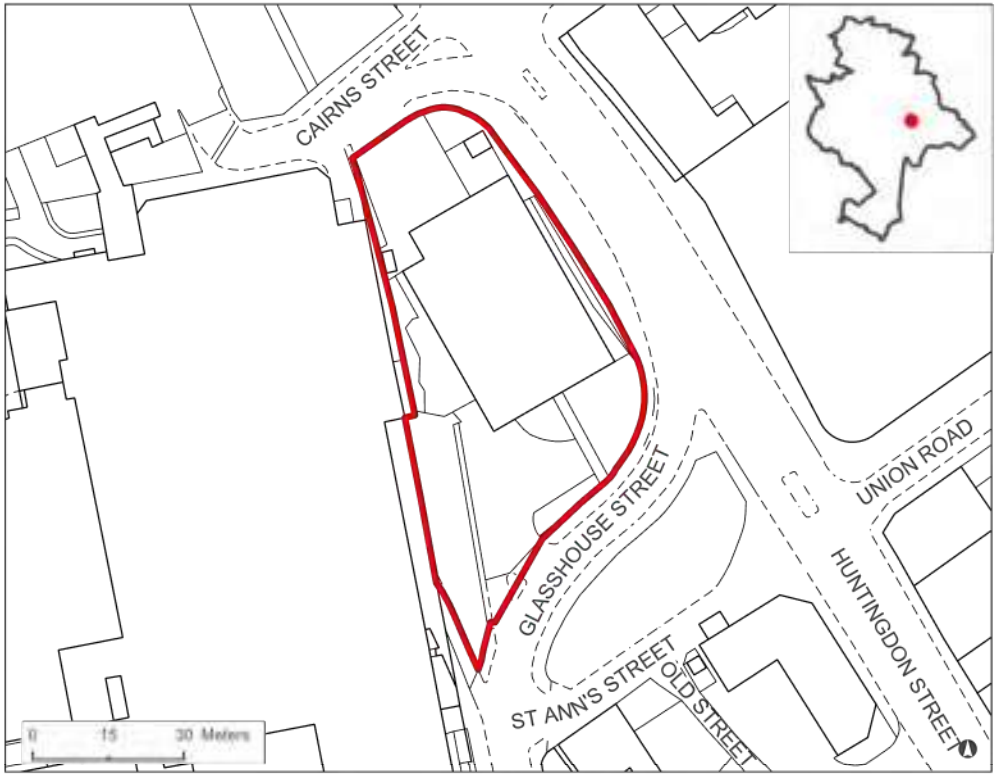
Vacant and cleared site. Principle for residential remains appropriate in this residential environment.

Easting: 456959 **Northing**: 338768

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 429 Victoria Works, Cairns Street



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Overall Conclusion: Developable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: 10 or more dwellings without planning permission

Site Source: Site / SHLAA Survey

Existing Use: Active community use. redevelopment therefore subject to policy. active base 51

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 200 dwelling/s

Proposed Yield 2021/28: 200 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 200 dwellings

Reasoned Justification:

Brownfield City Centre site capable of some residential development

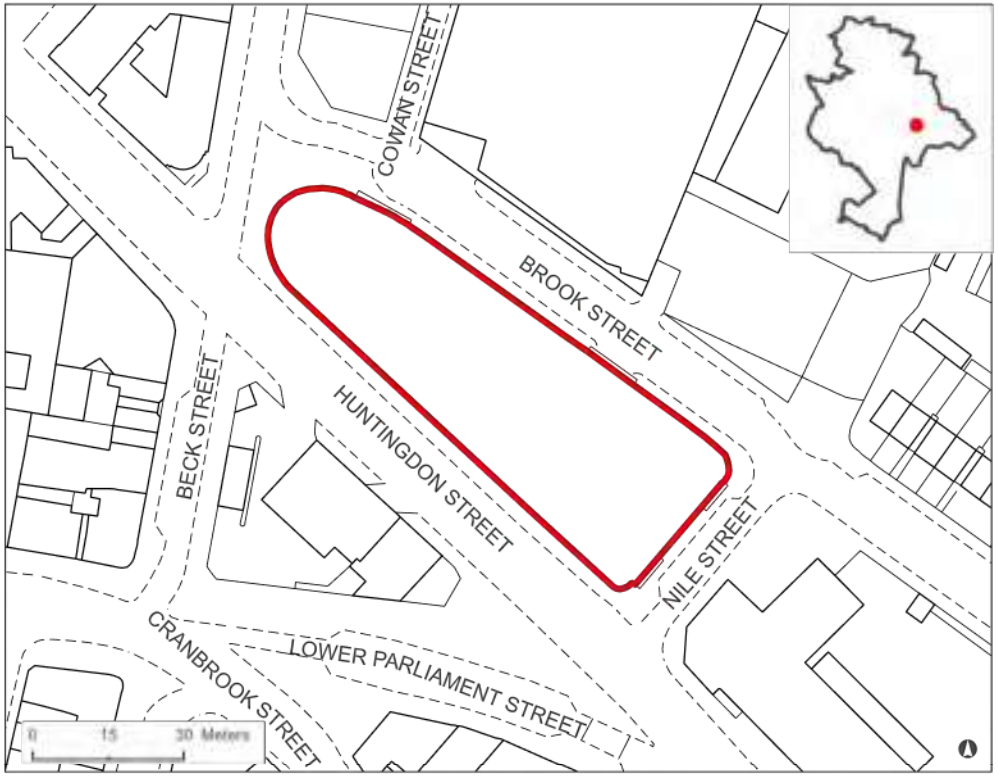
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 431 Marco Island, Huntingdon Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No
Conservation Area: No
Listed Building : No
Historic Parks and Gardens : No
Archaeological Sites: : Yes
Local Interest Buildings: No

Constraints (Ecology):

SSSI: No
Open Space Network: No
Ancient Woodland: No
Local Nature Reserve: No
Local Wildlife Sites: No
TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Developable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Perm. awaiting Sect. 106

Site Source: Site / SHLAA Survey

Existing Use: active residential, floor currently used for storage

Land Type: Brownfield

Planning Status: Pending Decision

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:17/00893/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 25 dwelling/s

Proposed Yield 2021/28: 25 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 25 dwellings

Reasoned Justification:

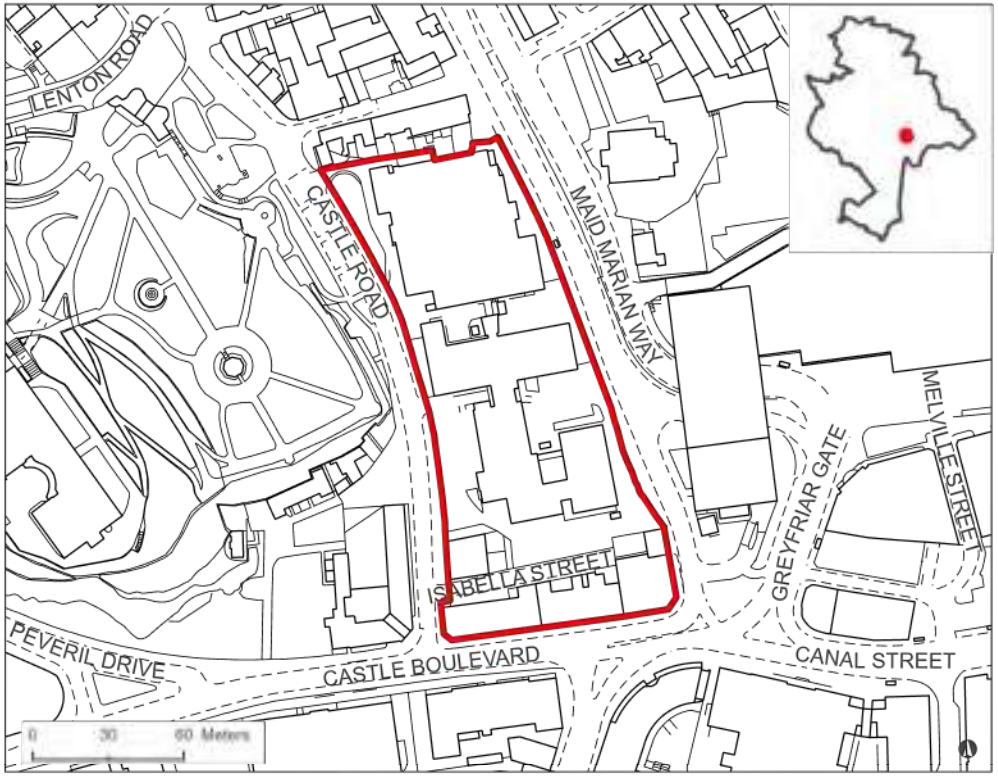
Brownfield City Centre site capable of further residential development

Easting: 457740 **Northing**: 340150

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 459 Castle Quarter, Maid Marian Way - College Site,



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Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Part active offices active office/community use

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 1.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR57

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 50 dwelling/s

Proposed Yield 2021/28: 50 dwelling/s

Proposed Yield Beyond 2028: 25 dwelling/s

Remaining Dwelling capacity (net): 75 dwellings

Reasoned Justification:

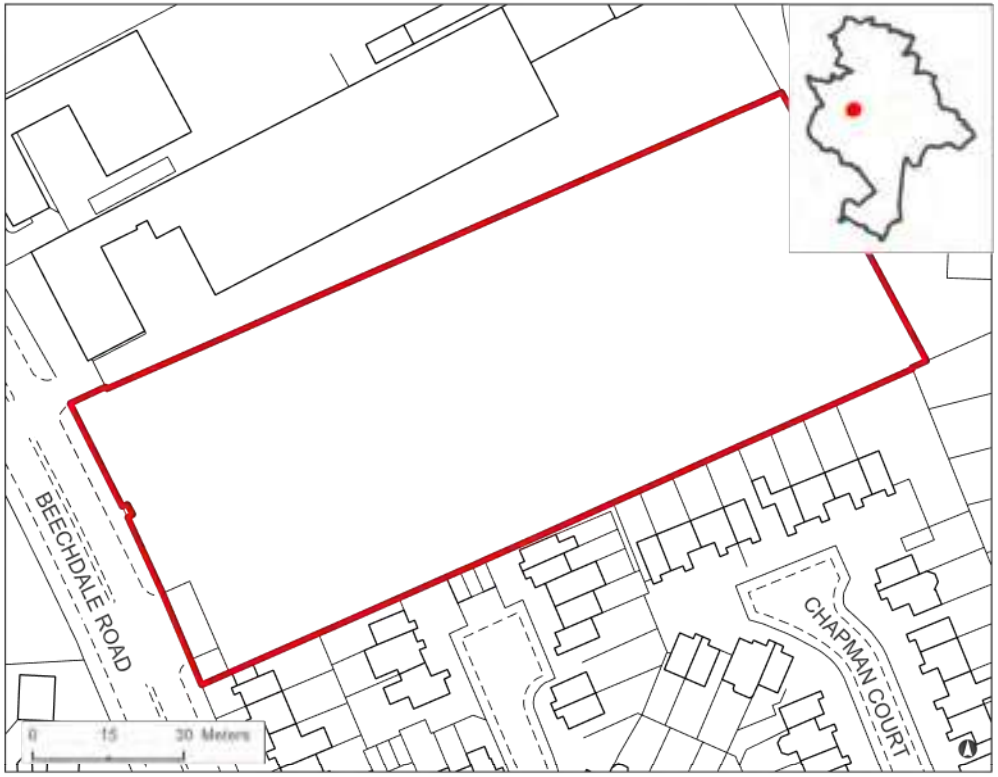
Major regeneration site with opportunity for element of retail. NCC gain control of site when College Hub complete (autumn 2020)

Easting: 457092 **Northing**: 339468

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 506 Beechdale Road - South of Former Co-op Dairy



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Overall Conclusion: Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Local plan allocation

Site Source: Local Plan allocation

Existing Use: Active employment site

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/02582/PRES4

LAPP Reference:SR26

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 36 dwelling/s

Proposed Yield 2021/28: 36 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 36 dwellings

Reasoned Justification:

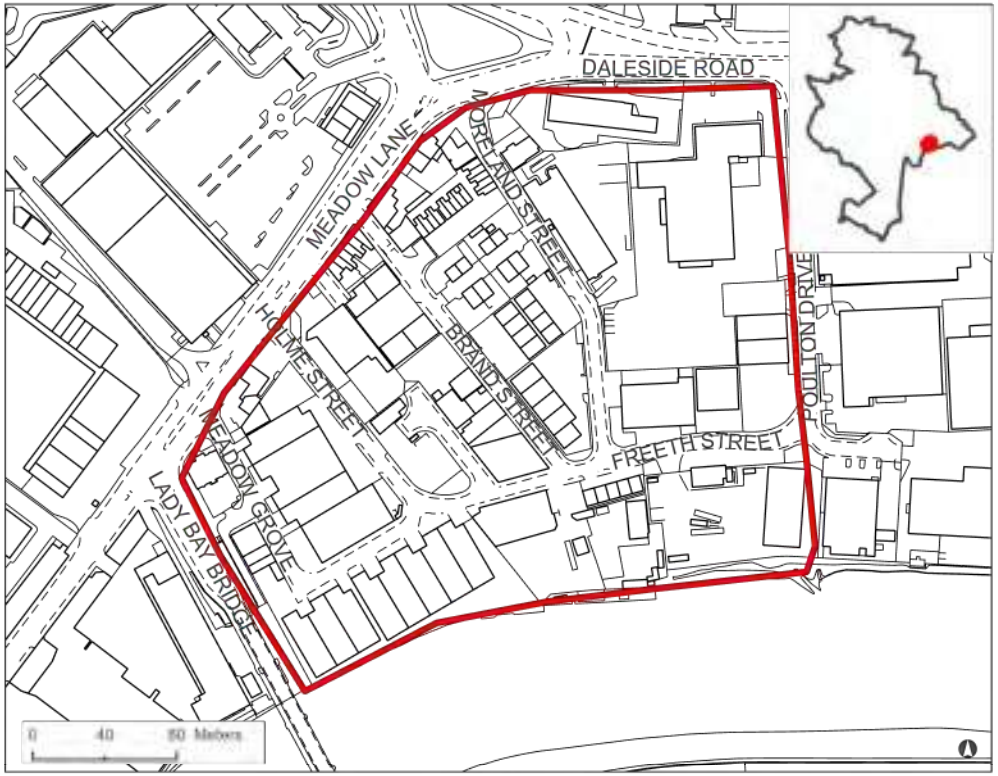
Permission has lapsed

Easting: 453612 **Northing**: 341149

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 516 Waterside - Freeth Street



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Overall Conclusion: Developable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Majority employment uses industrial - majority active use, some vacancies

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 8.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR72

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 80 dwelling/s

Proposed Yield 2021/28: 80 dwelling/s

Proposed Yield Beyond 2028: 305 dwelling/s

Remaining Dwelling capacity (net): 385 dwellings

Reasoned Justification:

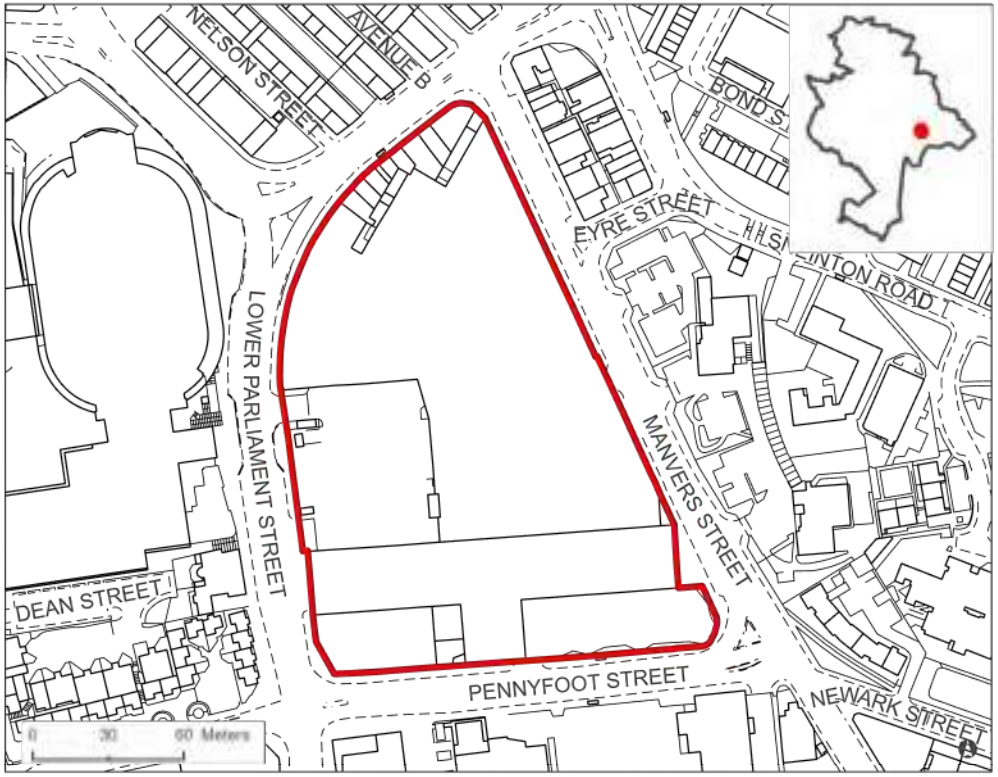
Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development.

Easting: 458570 **Northing**: 338945

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 540 Creative Quarter - Bus Depot, Lower Parliament Street



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Overall Conclusion: Developable

Ward: Castle

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: active - bus depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 2.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR56

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 135 dwelling/s

Proposed Yield 2021/28: 135 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 135 dwellings

Reasoned Justification:

Part NCC owned subject to proactive regeneration proposals by NCC. Requires relocation of existing businesses therefore delivery anticipated late in the plan period.

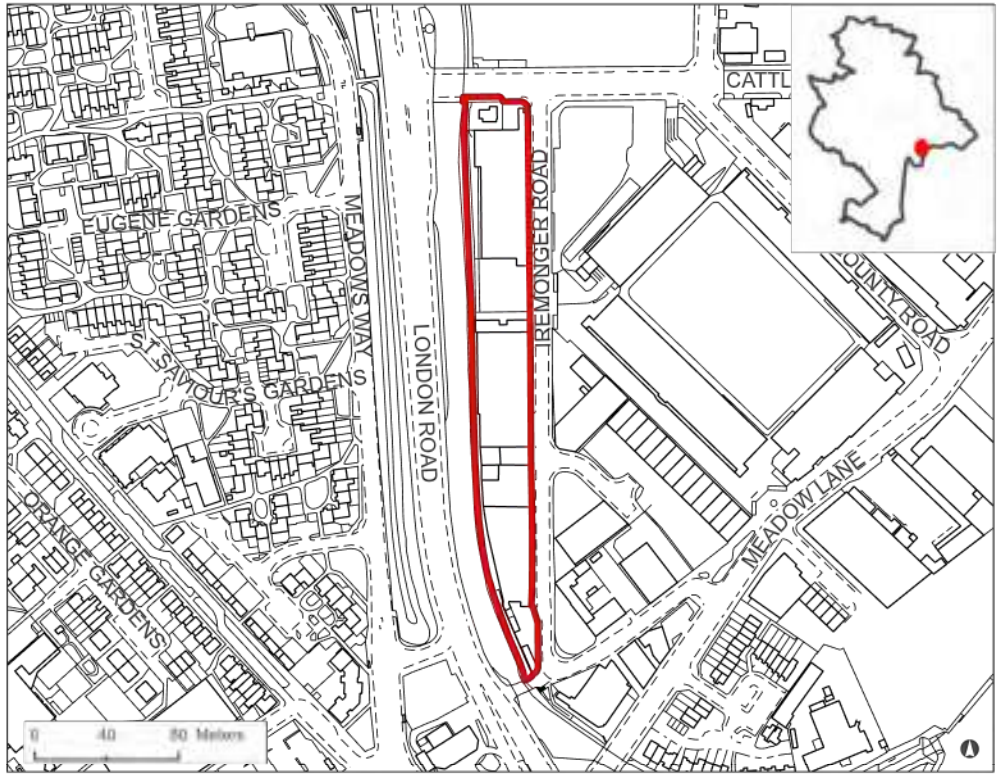
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 545 Waterside - Iremonger Road, London Road



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Overall Conclusion: Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Wholesale and ind/ retail/wholesale businesses

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.95 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR69

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 60 dwelling/s

Proposed Yield 2021/28: 60 dwelling/s

Proposed Yield Beyond 2028: 65 dwelling/s

Remaining Dwelling capacity (net): 125 dwellings

Reasoned Justification:

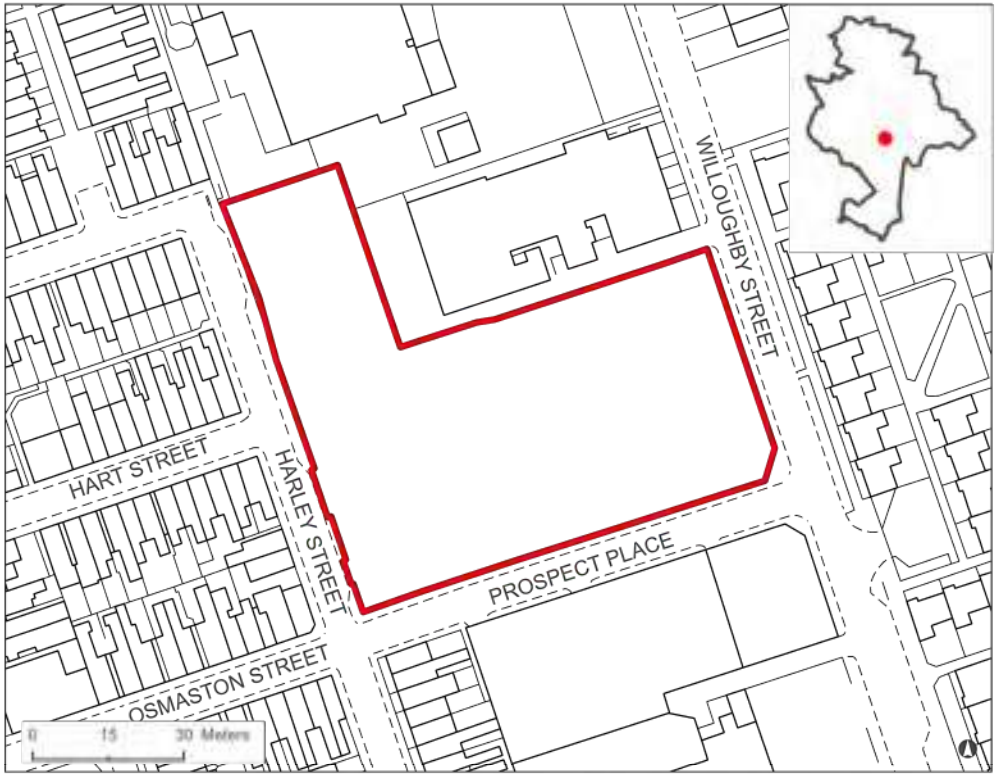
Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development

Easting: 457948 **Northing**: 338686

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 649 Prospect Place



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Overall Conclusion: Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Owned by a public authority

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: VACANT SITE

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR38

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 23 dwelling/s

Proposed Yield 2021/28: 23 dwelling/s

Proposed Yield Beyond 2028: 0 dwelling/s

Remaining Dwelling capacity (net): 23 dwellings

Reasoned Justification:

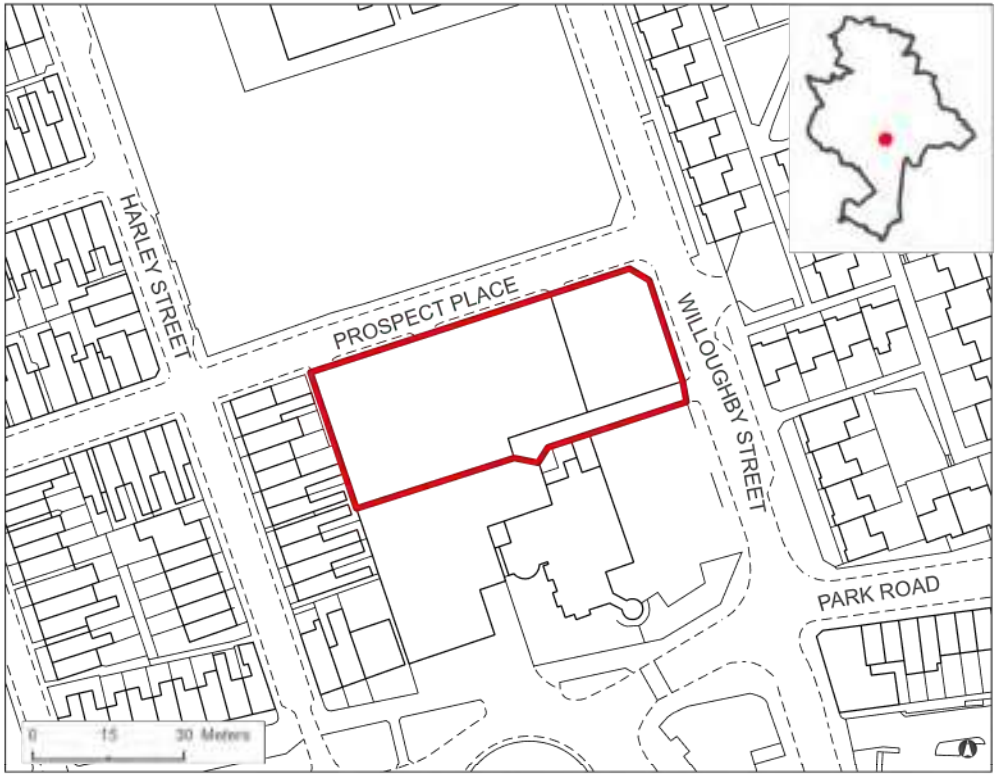
Site cleared, suitable for residential with a willing owner. Met with Property & Regeneration

Easting: 455712 **Northing**: 339289

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 650 Factory Willoughby Street, Prospect Place



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Overall Conclusion: Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: less than 10 dwellings without planning permission

Site Source: Disposal of Council asset

Existing Use: Vacant ind building

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 0 dwelling/s

Proposed Yield 2021/28: 0 dwelling/s

Proposed Yield Beyond 2028: 6 dwelling/s

Remaining Dwelling capacity (net): 6 dwellings

Reasoned Justification:

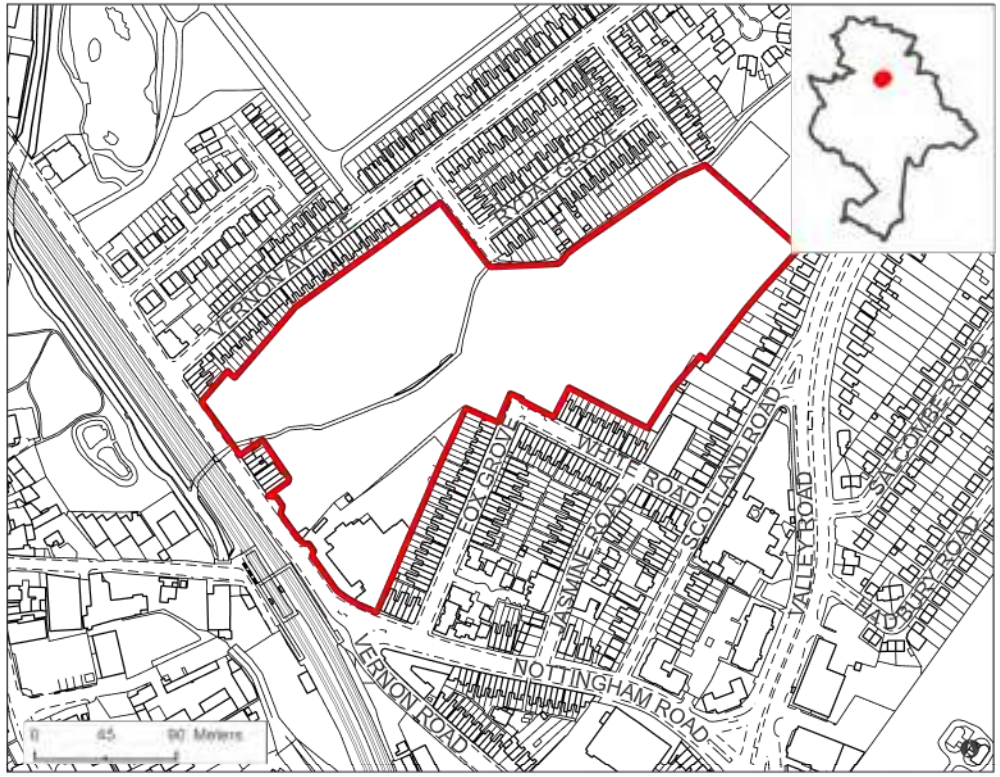
Vacant industrial building. May be broadly suitable for residential development subject to policy. Site is available and could be achievable in the medium term. Therefore developable.

Easting: 455744 **Northing**: 339241

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 99 Vernon Road - Former Johnsons Dyeworks



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Overall Conclusion: Developable

Ward: Basford

Ownership Status: Mixed ownership

Reporting Status: Local Plan Allocation

Site Source: Local Plan allocation

Existing Use: Scrub land nch depot

Land Type: Brownfield

Planning Status: LP Site Not Permissioned

Construction Status: No

Site Area: 4.41 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:

LAPP Reference:SR15

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Proposed Yield 2021/26: 0 dwelling/s

Proposed Yield 2026/28: 40 dwelling/s

Proposed Yield 2021/28: 40 dwelling/s

Proposed Yield Beyond 2028: 47 dwelling/s

Remaining Dwelling capacity (net): 87 dwellings

Reasoned Justification:

Part of the site may be developed for non residential uses. Owners actively working together to bring site forward, flood risk constraints and contamination land issues, but work in progress, therefore likely that the site will be delivered in the long term. Annual update from Dev Management, Property & Regeneration.

Easting: 455398 **Northing**: 343157

Date first added to SHLAA: 14/12/2017

Last updated date:

Could be Suitable

Site ID: 10 Crown Island roundabout, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Wollaton West

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment uses. below the thresholds for NCRELS, active employment hence presumption against development for an alternative use. various active uses - ok condition

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.78 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Various uses all active, mainly employment. No sign of business ceasing trading or any pre-application discussions

Site Source: Site / SHLAA Survey

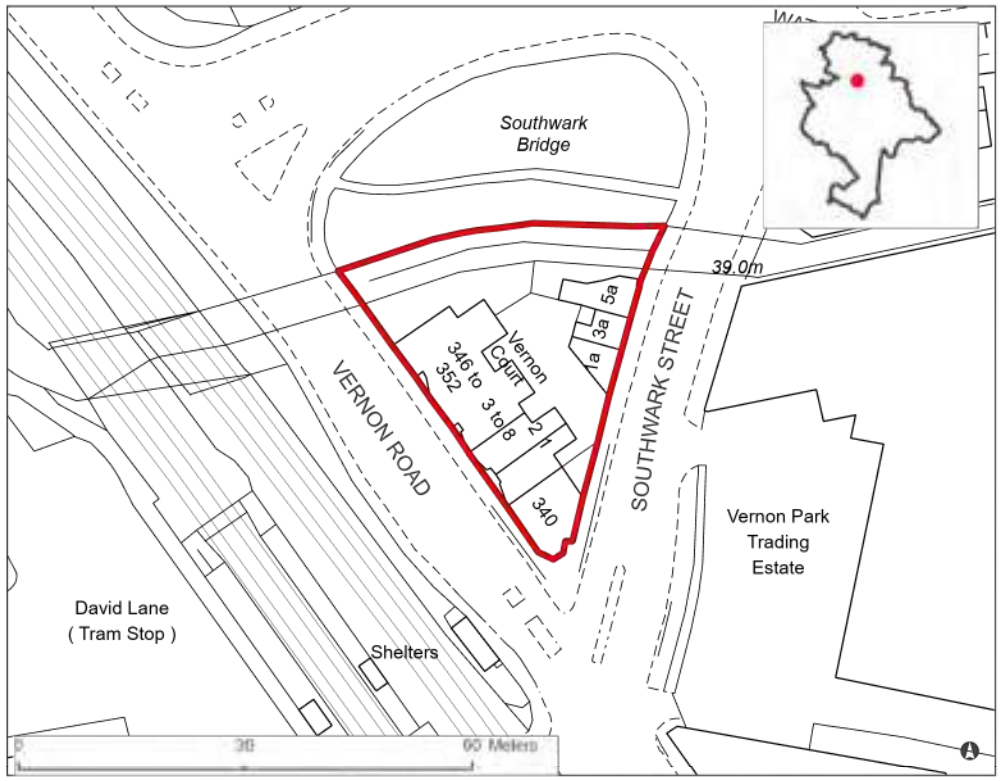
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 101 Untidy Basford corner Southwark Street



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: converted/complete shop and flats

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 104 Scrap yard Leverton Environmental Services Vernon Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. NCRELS state average buildings on an average site.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.36 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council

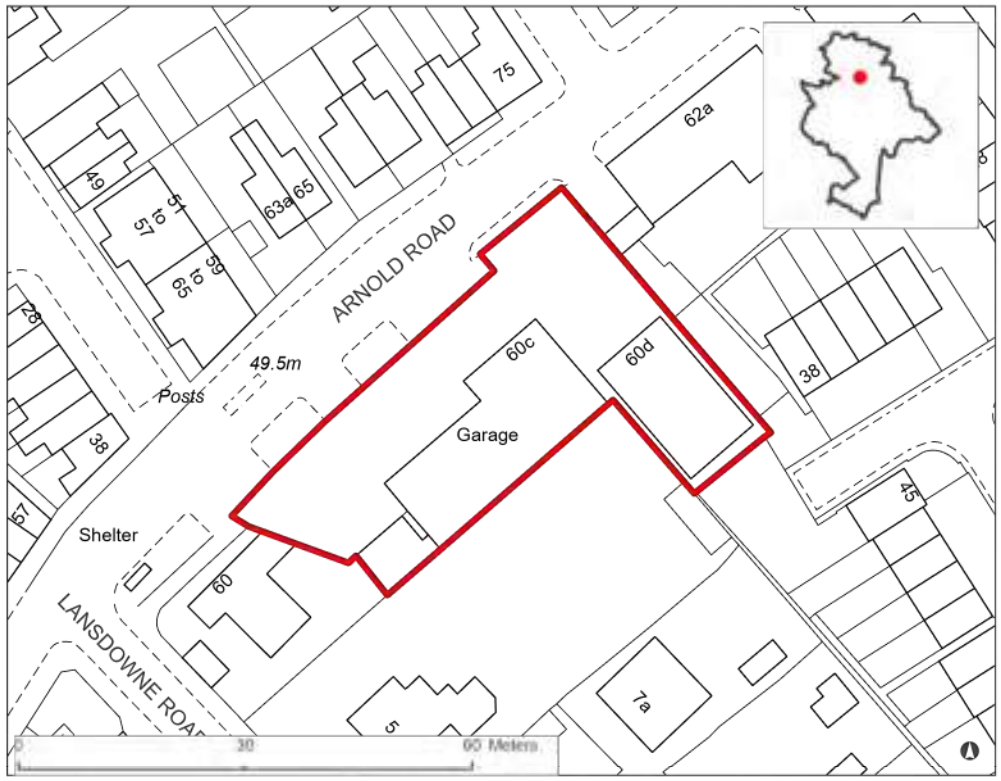
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 107 Car sales, Arnold Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car sales site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active use as car sales business, no sign of business ceasing trade or intention to develop site for residential, although in a suitable location

Site Source: Site / SHLAA Survey

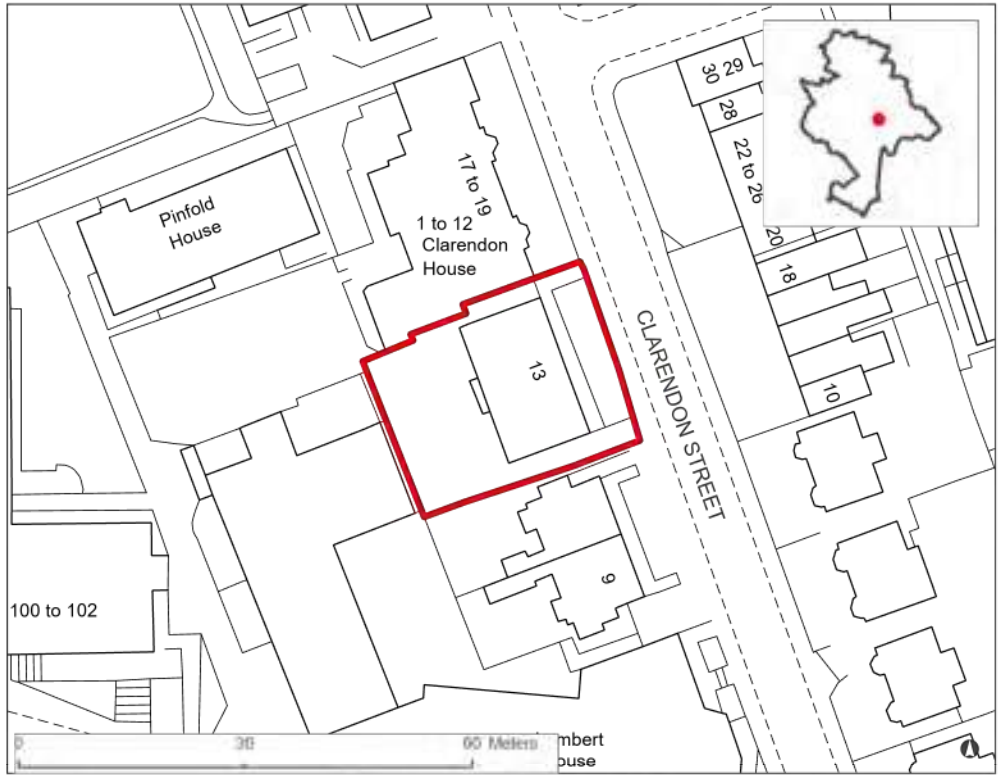
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1104 13-15, Clarendon Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

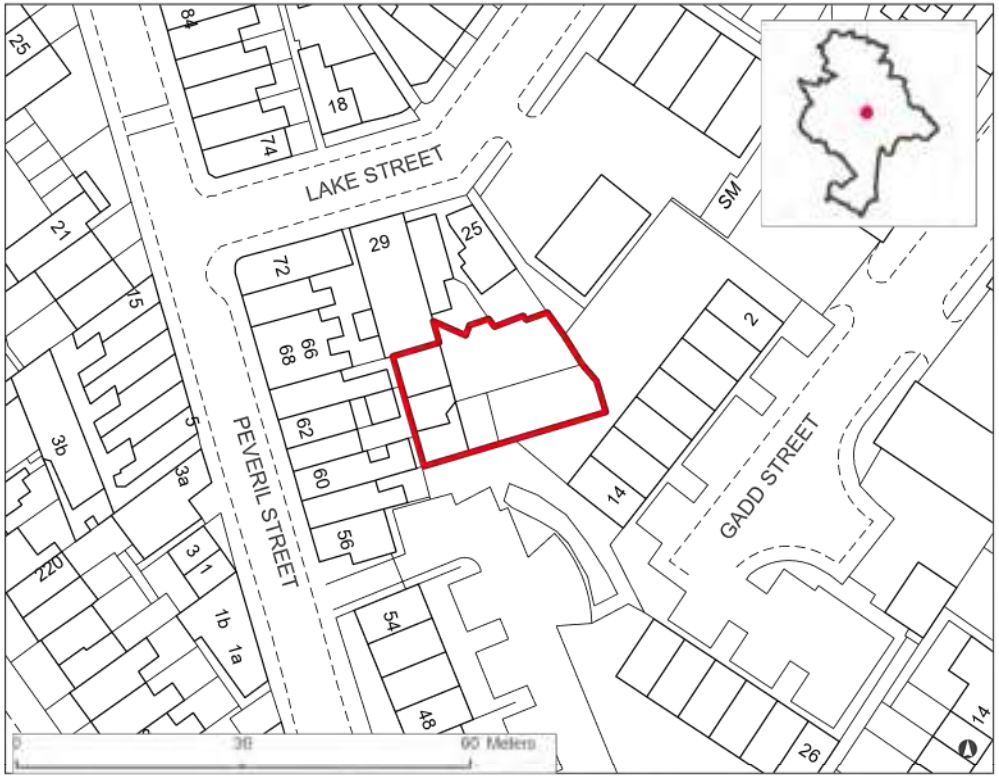
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1105 Victoria buildings rear of 60-72 Peveril Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: Factory

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

2006 unimplemented pp

Site Source: Site / SHLAA Survey

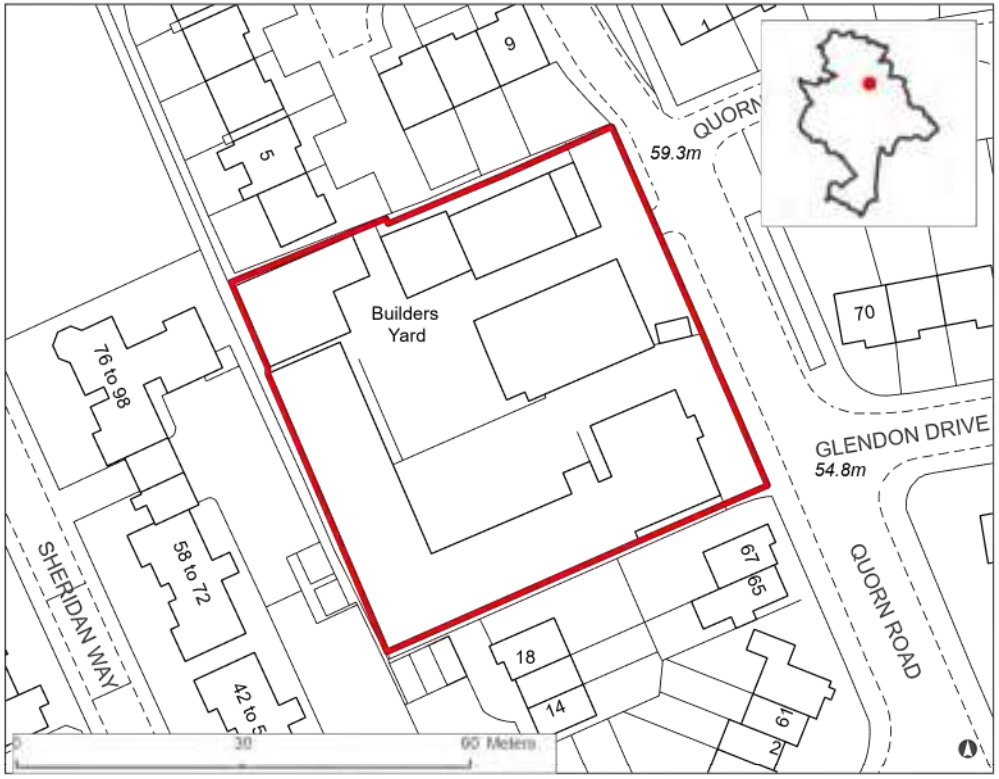
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 114 Woodcock joiners, Quorn Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Employment. active employment therefore development subject to policy. workshop and joiners all active

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, therefore subject to employment policy of the Local Plan. Development of this site is not being actively pursued, have to assume that this site is non d/d in the long term unless circumstances change.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 119 Motow motors, Victoria Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Sui generis. active car repair business.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use a garage, no sign of intention to cease activity or develop

Site Source: Site / SHLAA Survey

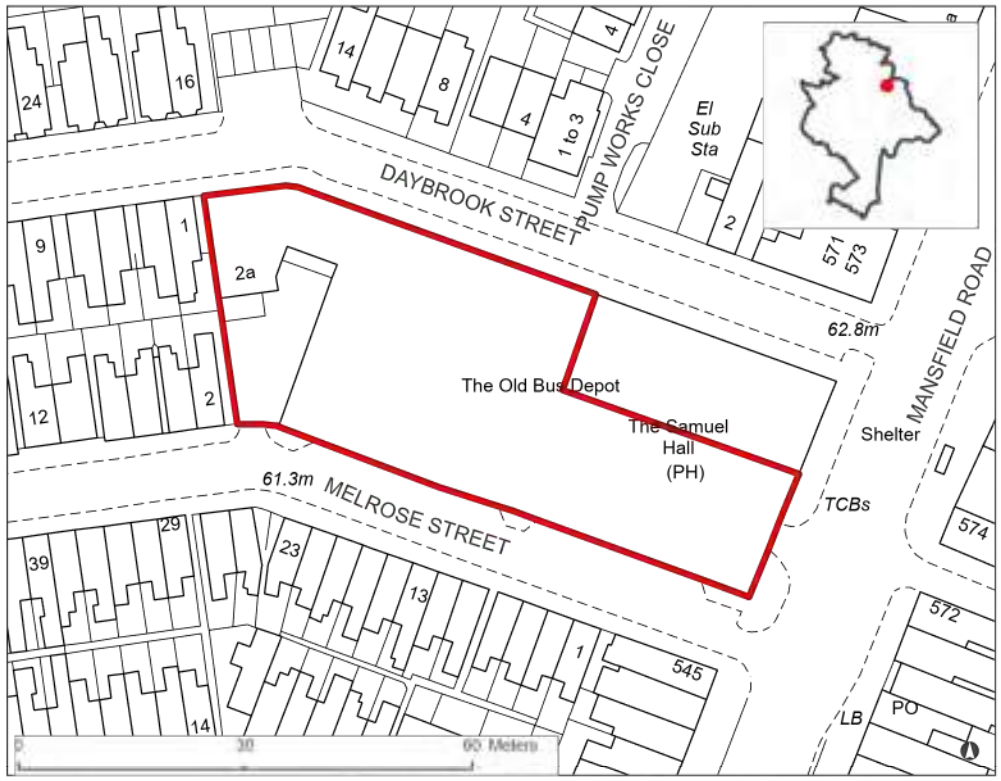
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 121 Former NCT Bus Depot, Mansfield Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Community use / PH . Bus Depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a bus depot and a recently refurbished public house. No sign of existing use intention to cease occupation or discussions about underway

Site Source: Site / SHLAA Survey

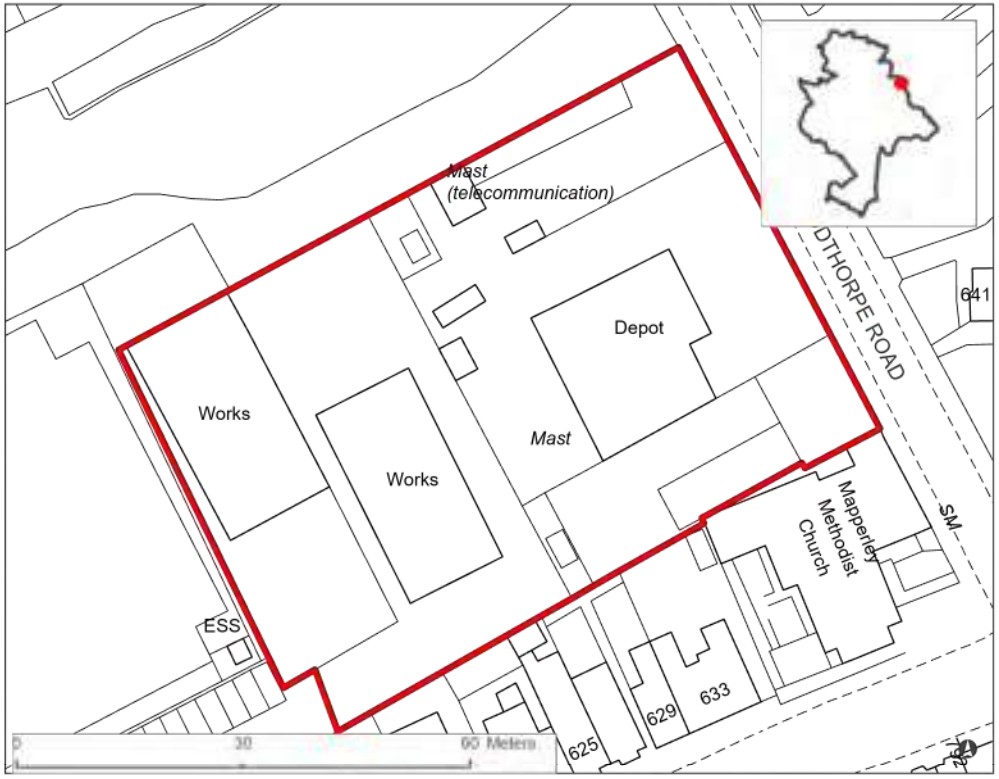
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 126 Car repair businesses, Woodthorpe Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment study release site or land use has no policy concerning its retention`land use does not constrain future housing use.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Non employment use, active car related businesses, advertised as to let, therefore no sign of intention to develop for residential. poor visual outlook.

Site Source: Disposal of Council

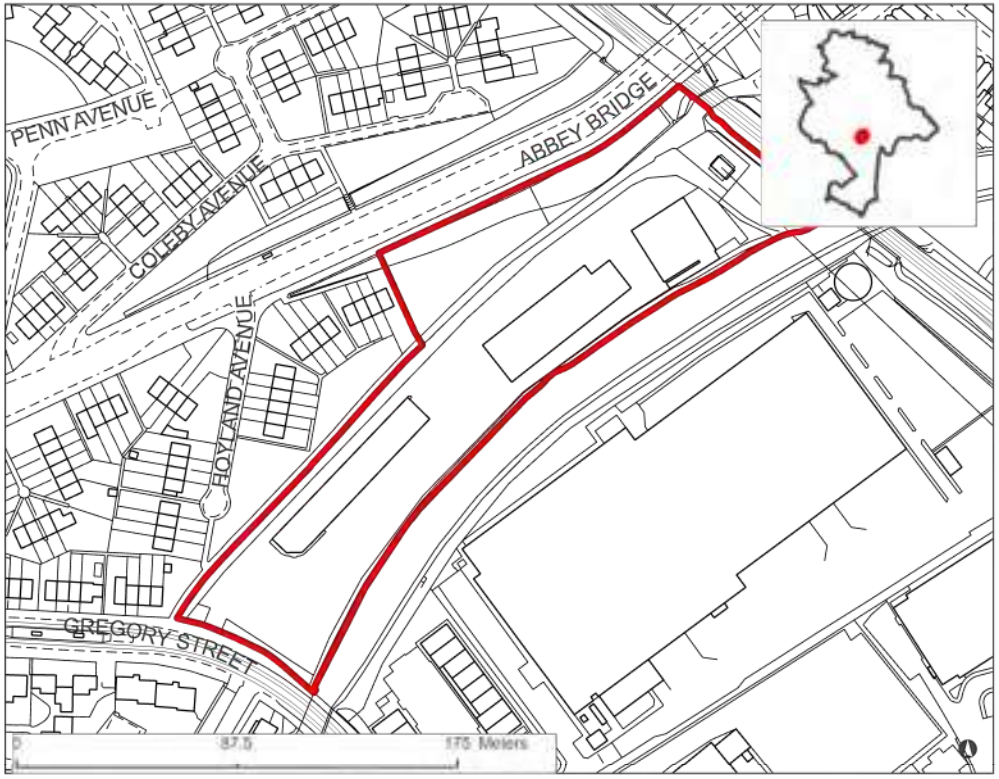
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 13 Mellors Kirk Auction House, Gregory Street



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: NCRELS consider for release. site not currently in a b use class use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.72 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active use, no information to believe that existing occupant will cease occupation, until such time or more information becomes available

Site Source: Disposal of Council

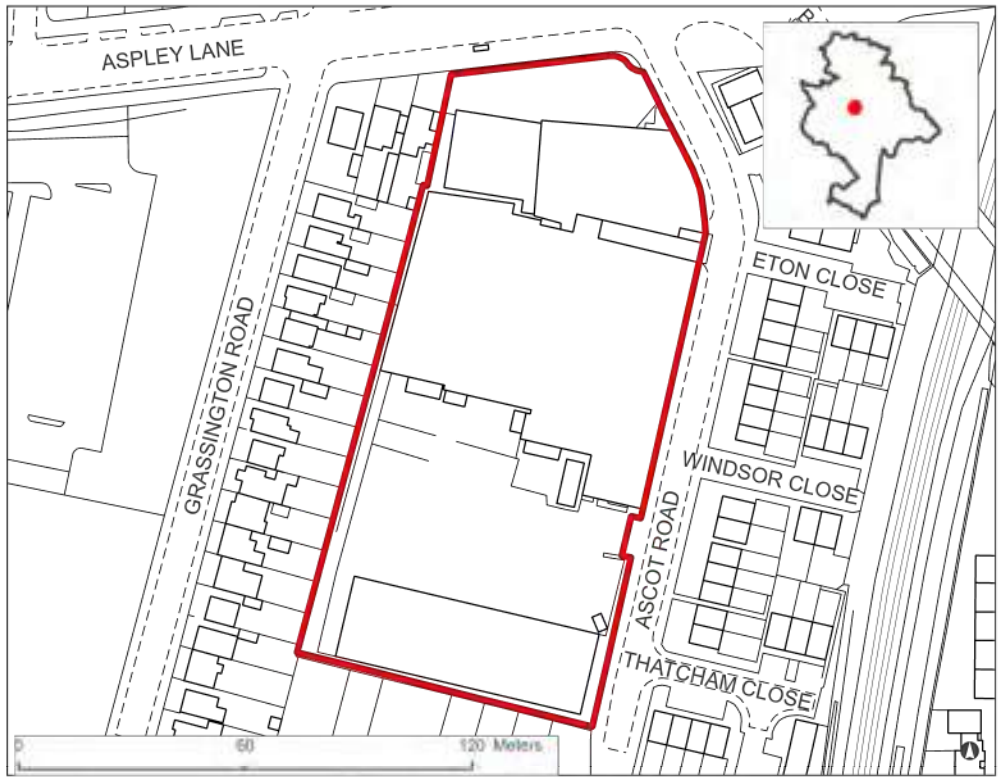
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 149 Collins Cash and Carry, Ascot Road



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Overall Conclusion: Could be Suitable

Ward: Leen Valley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active retail/warehouse

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.26 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Collins Cash and Carry : No recent pre-app about potential redevelopment for residential

Site Source: Site / SHLAA Survey

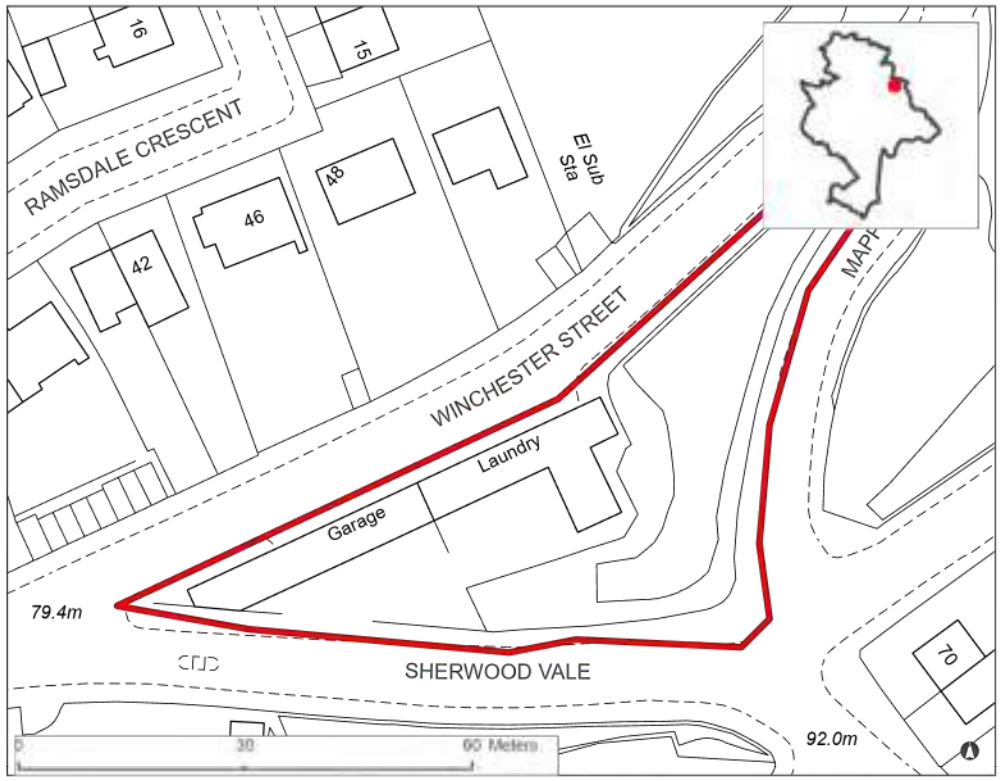
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1512 National Dry Cleaners, Winchester Street



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: National Dry Cleaners,

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

Site Source: Site / SHLAA Survey

Easting: 457990 **Northing**: 343014

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 155 Car Park, Silverdale Works Silverdale Road Nottingham NG7 7EZ



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:16/02204/PVAR3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Lapsed permission, no significant constraints

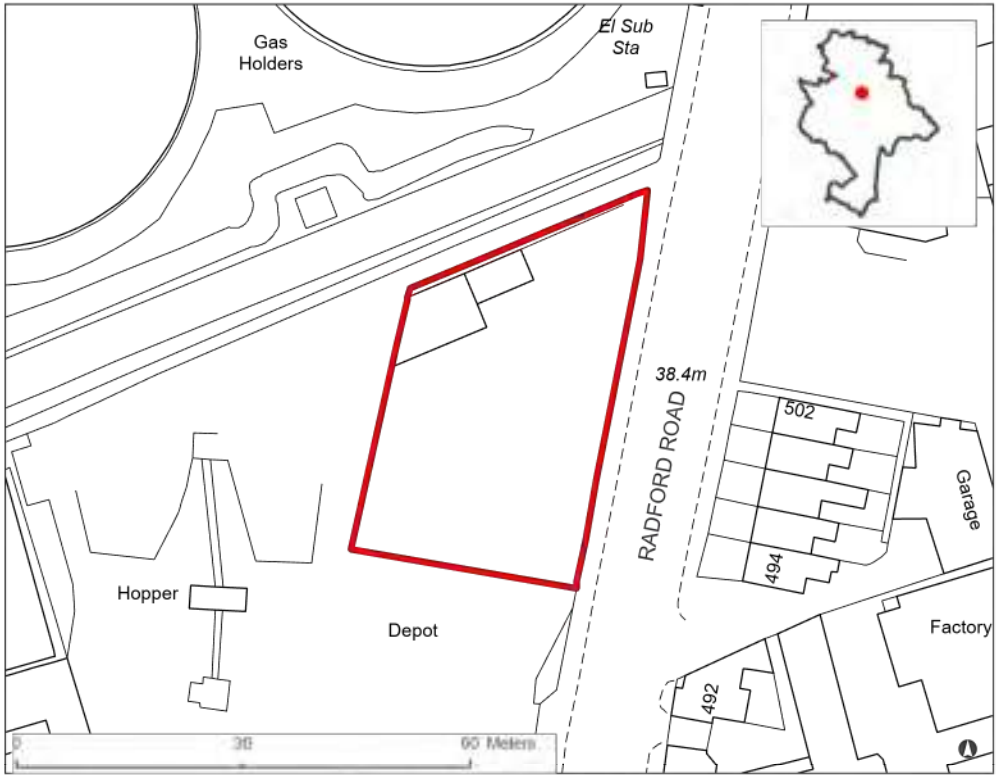
Site Source: Site / SHLAA Survey

Easting: 455559 **Northing**: 342742

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 156 Yard, Radford Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active yard next to cement works - looks part of same site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as storage yard, no approach re development, major contamination issues adjacent basford gas work, no sign of intention to develop.

Site Source: Site / SHLAA Survey

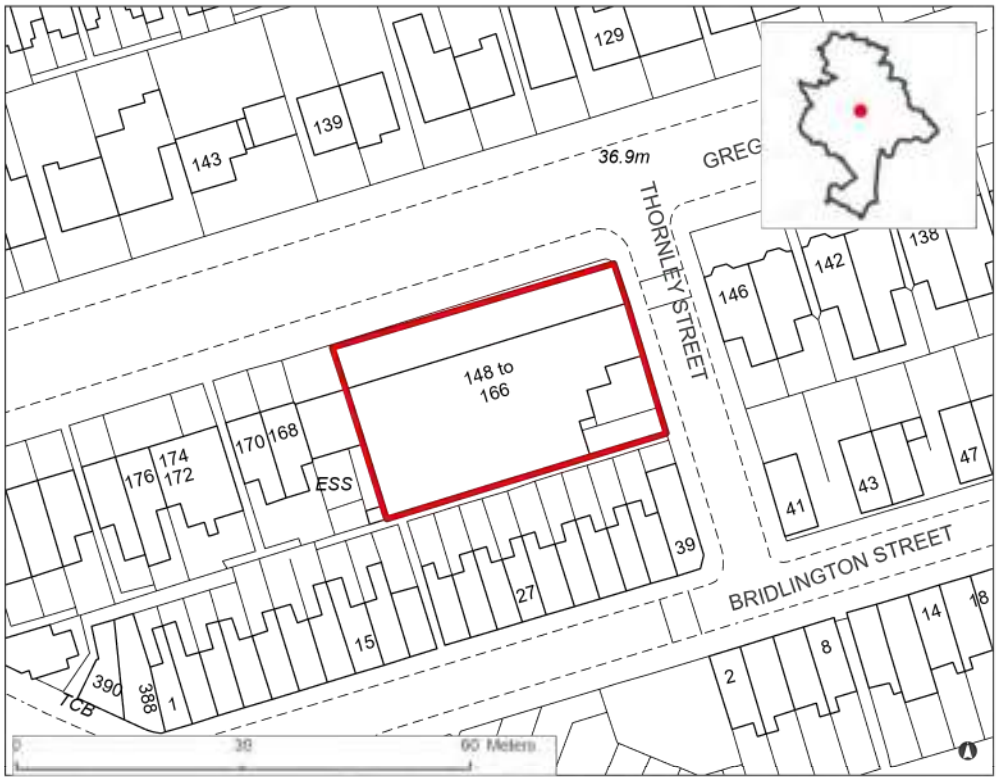
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 165 Swifts security systems, Gregory Boulevard



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Leisure active snooker club

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active use, no sign of intention to develop for residential

Site Source: Site / SHLAA Survey

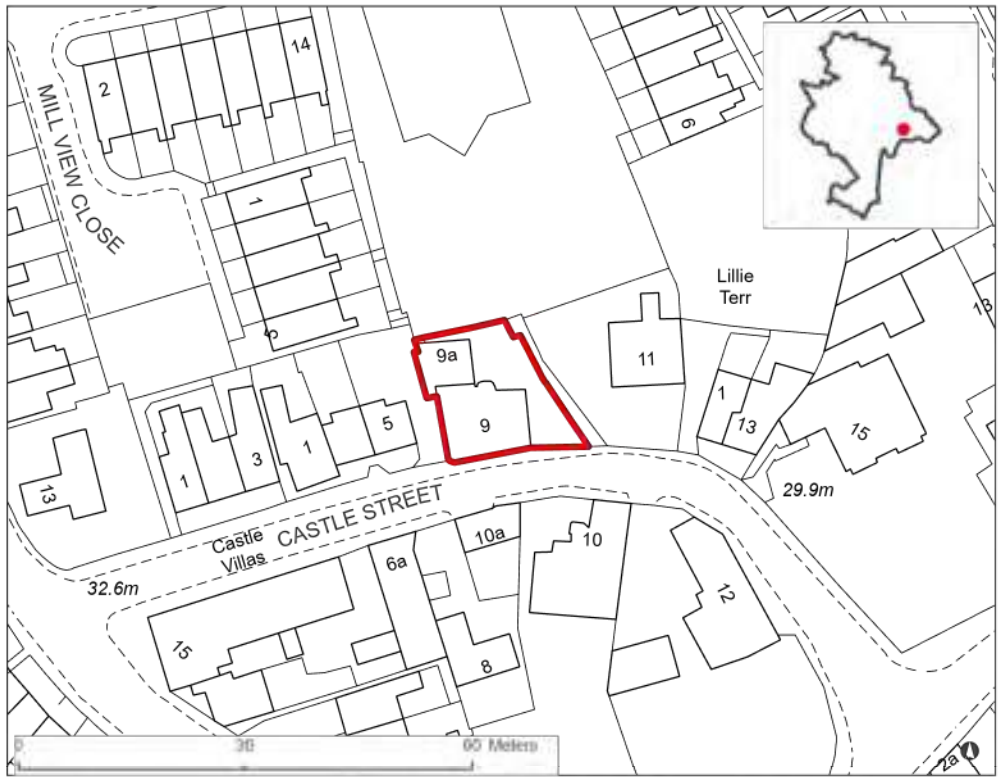
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1806 9 -9A Castle Street



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use:

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:12/01005/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

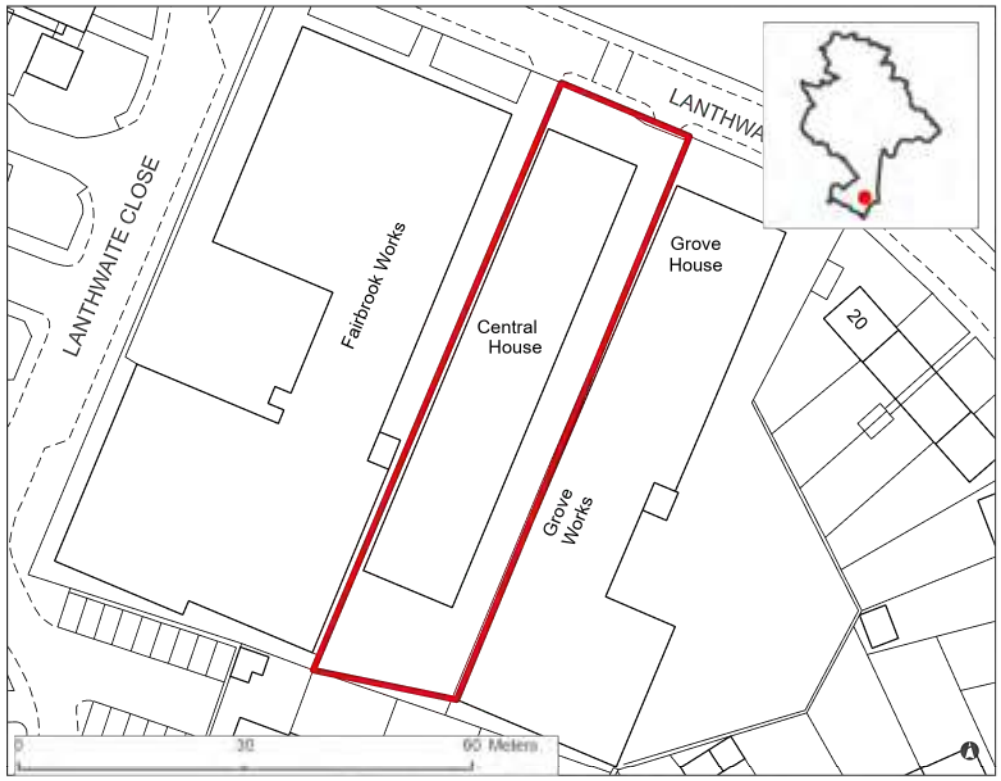
Site Source: Site / SHLAA Survey

Easting: 458658 **Northing**: 339598

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 182 Chem dry/Mr. Clean dry cleaners/laundry Lanthwaite Road



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Overall Conclusion: Could be Suitable

Ward: Clifton East

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: warehouse with active laundry

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
Active use

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 188 Car sales, Vernon Road



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Car sales - sui generis active car sales with new build offices in use fronting onto railway

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.54 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Recently occupied and refurbished by car dealership, site contamination unknown, but likely to be heavily contaminated through connection to neighbouring gas works, no recent pre-application discussion for residential

Site Source: Site / SHLAA Survey

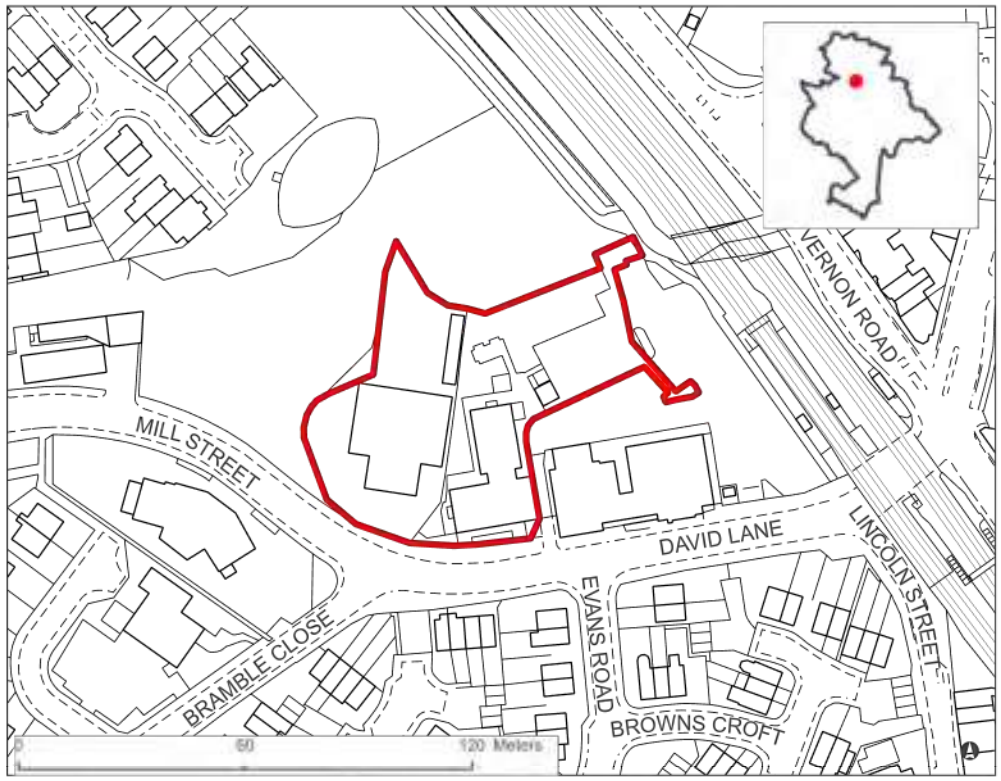
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 193 Social Security Offices/Majestic Sports, David Lane



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Majestic trophies active, social securities office vacant. NCRELS states average buildings on an average site. retain subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.42 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Vacant employment use, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 194 Jewsons builder centre, Mill Street



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Considered as good buildings in an average location. overall in employment use therefore retain subject to policy. part resi, part active industrial

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council

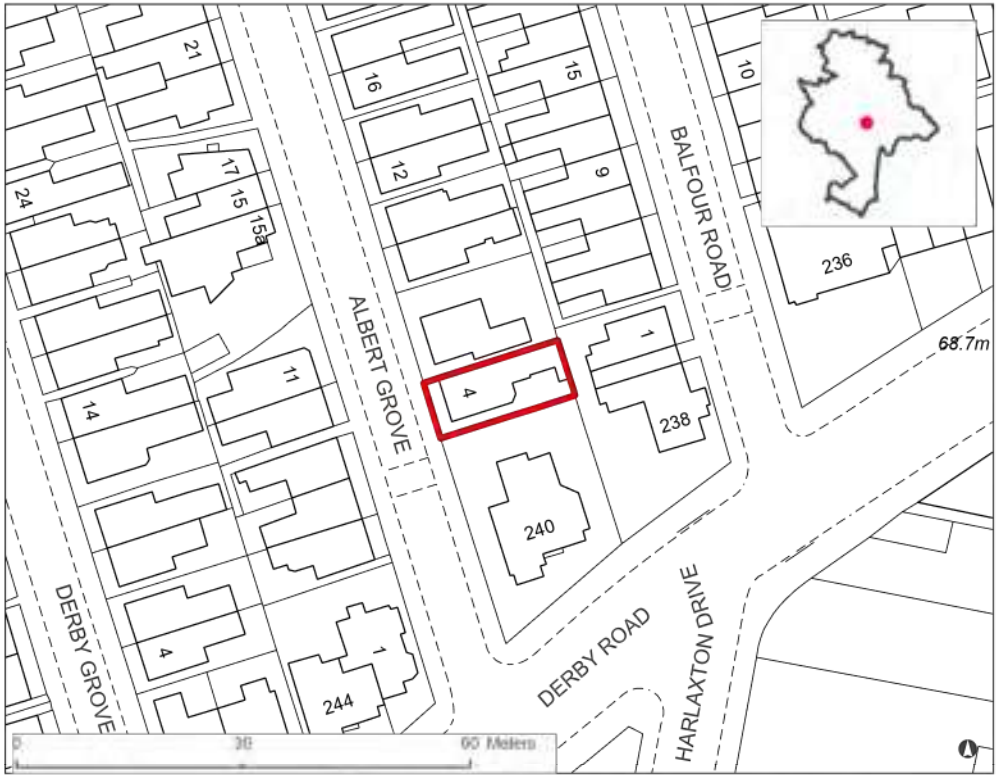
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1950 4 Albert Grove



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

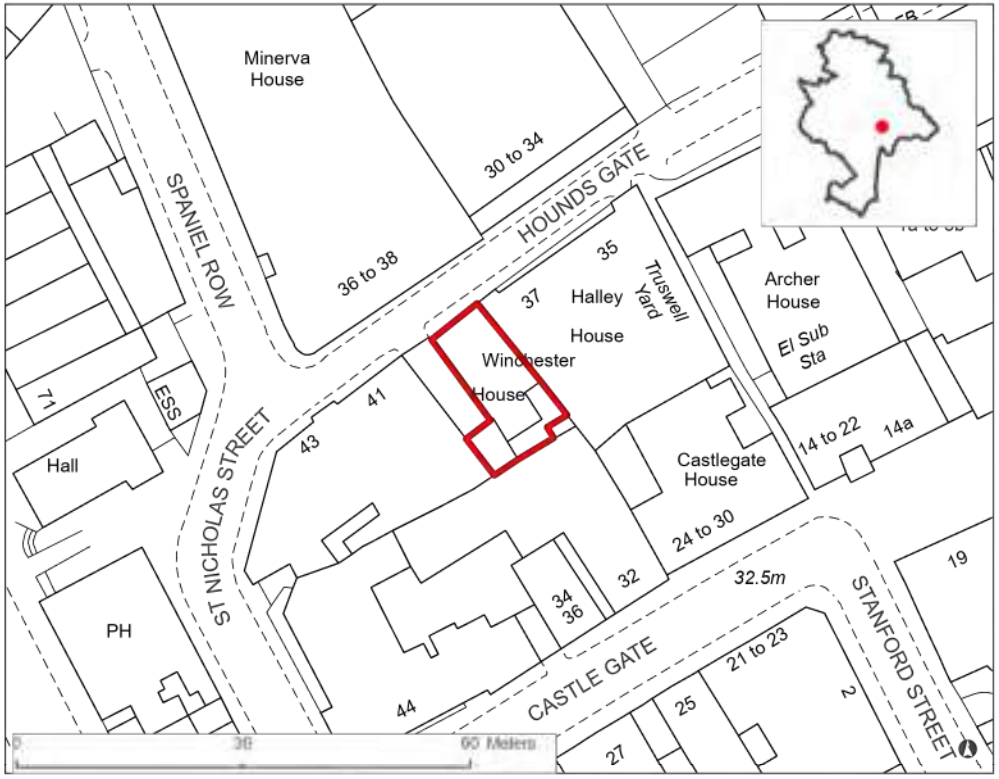
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1955 Winchester House, 39 Hounds Gate NG1 7AA



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/00620/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

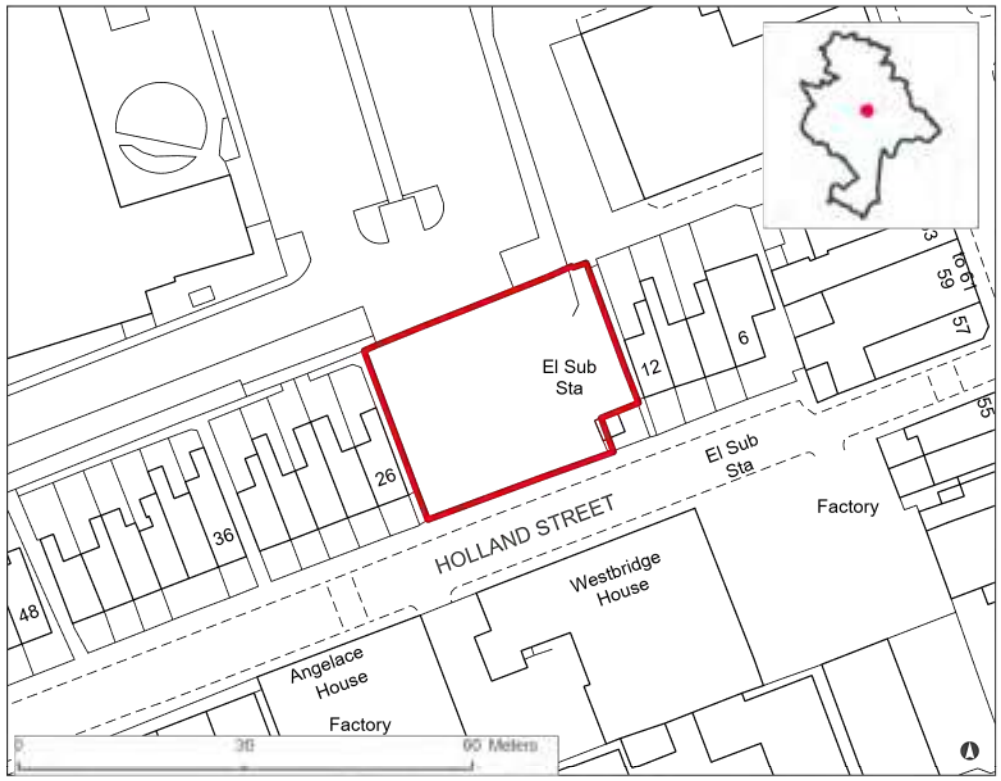
Site Source: Site / SHLAA Survey

Easting: 457139 **Northing**: 339678

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 2007 Car Park Between 12 To 26 Holland Street



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/01818/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

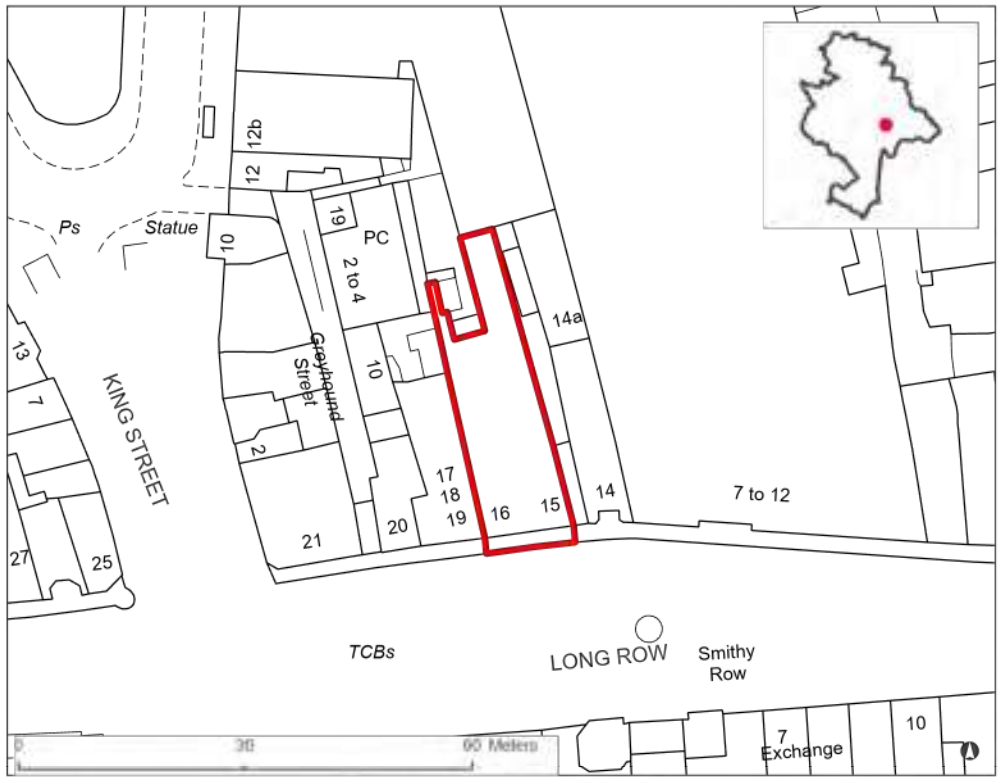
Site Source: Site / SHLAA Survey

Easting: 455800 **Northing**: 341067

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 2011 15 Long Row Nottingham NG1 2DH



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/02566/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has expired, the principle of residential has been established.

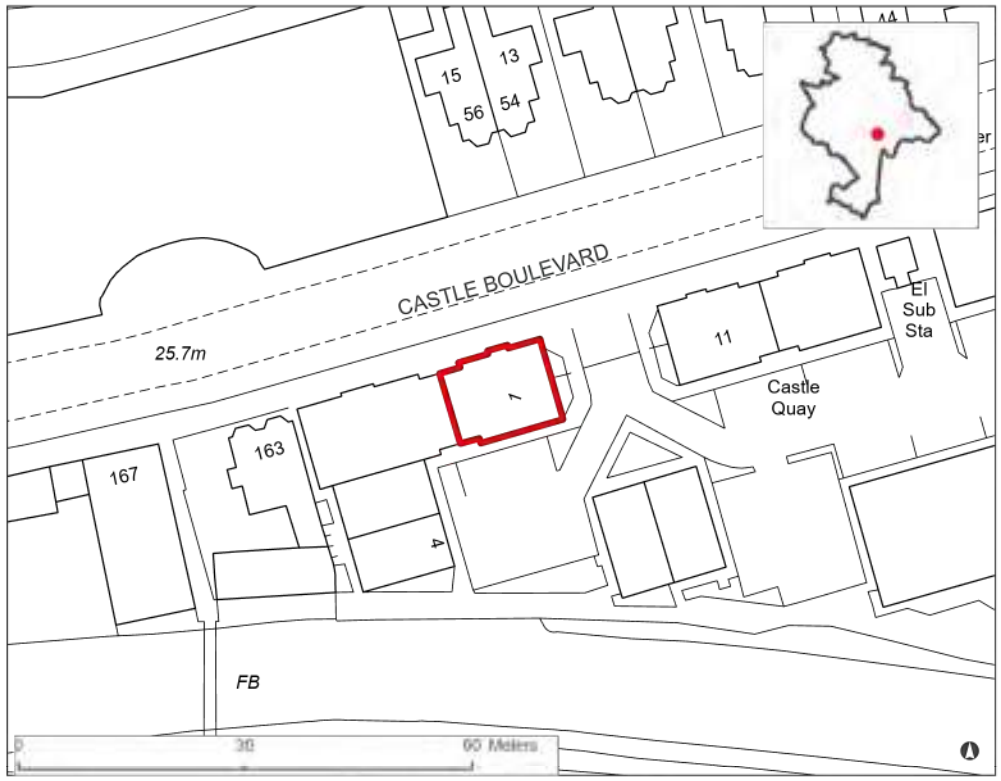
Site Source: Site / SHLAA Survey

Easting: 457277 **Northing**: 339964

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 2012 1 Castle Quay



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/02671/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site had Prior Approval for residential use, as such is considered suitable for residential development

Site Source: Site / SHLAA Survey

Easting: 456638 **Northing**: 339237

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 202 Embassy Tyres, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Part retail, part sui generis active, tyre business and newsagents

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active retail and car related business, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

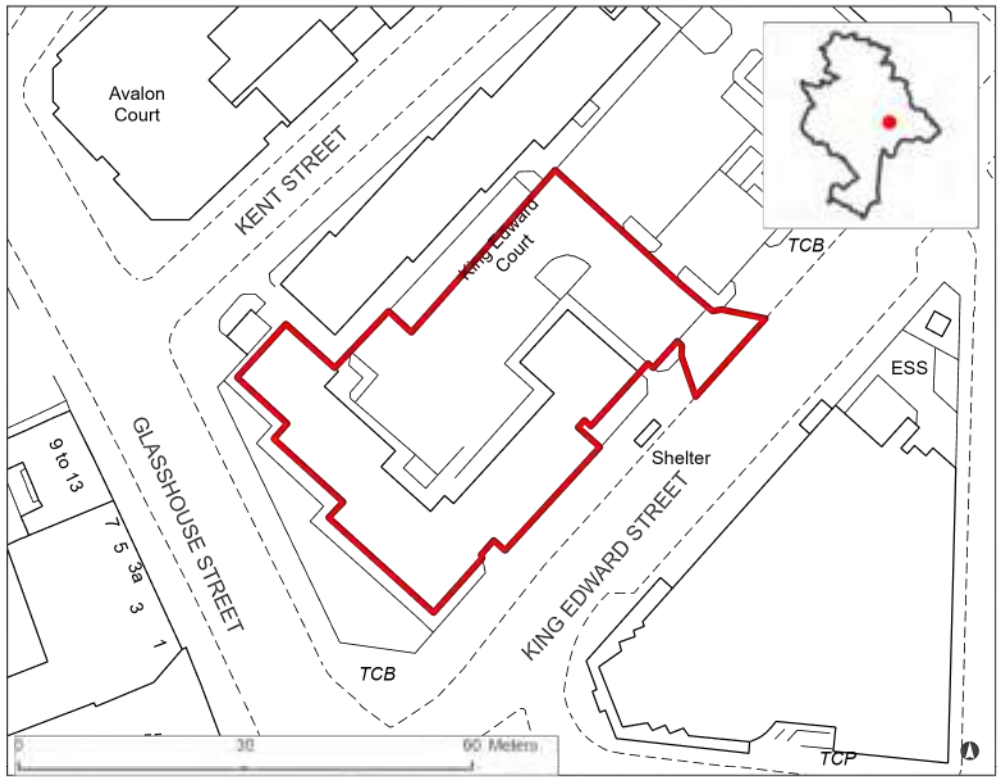
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2039 1 King Edward Court, King Edward Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:14/00427/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site had Prior Approval for residential use, as such is considered suitable for residential development

Site Source: Planning

Easting: 457555 **Northing**: 340149

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 210 REMAR UK, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active retail/warehouse use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active retail warehouse use, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

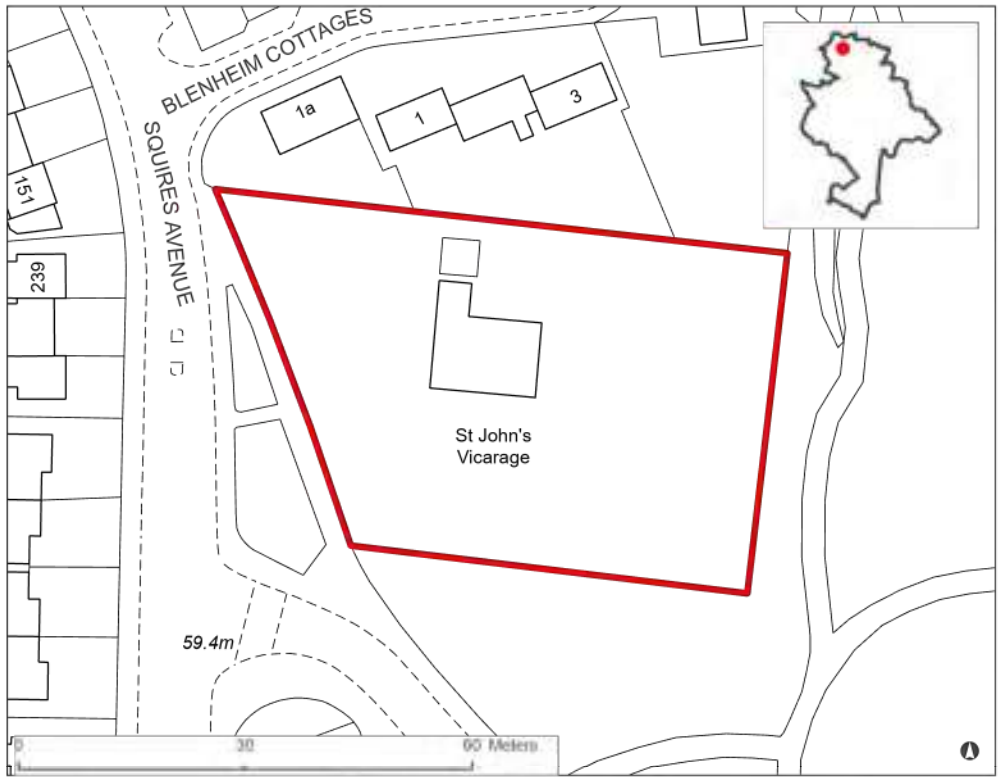
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 213 St. Johns Vicarage, Squires Avenue



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active dwelling with large garden. dwelling fairly well maintained in a large garden, if demolished could result in some intensification. active dwelling

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active dwelling in good condition, no sign of any intention to cease occupation or bring site forward for residential development

Site Source: Site / SHLAA Survey

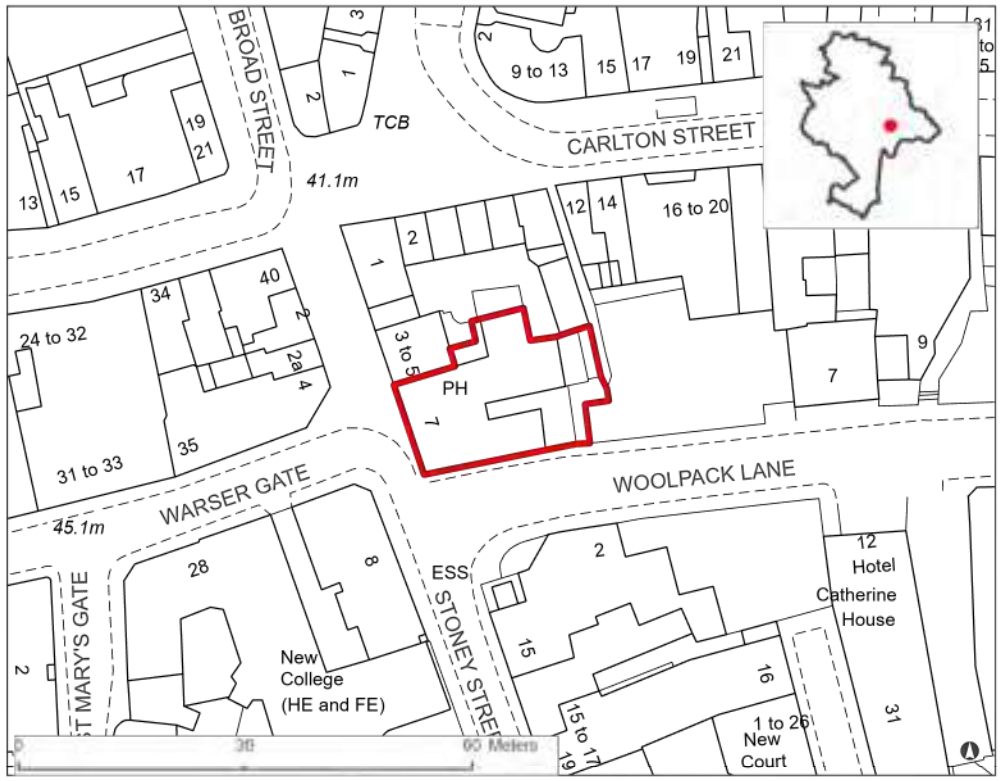
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2131 Floor above the Old Angel, 7 Stoney Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:14/02314/LLIS1

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

'Although residential permission has expired, the principle of residential has been established.

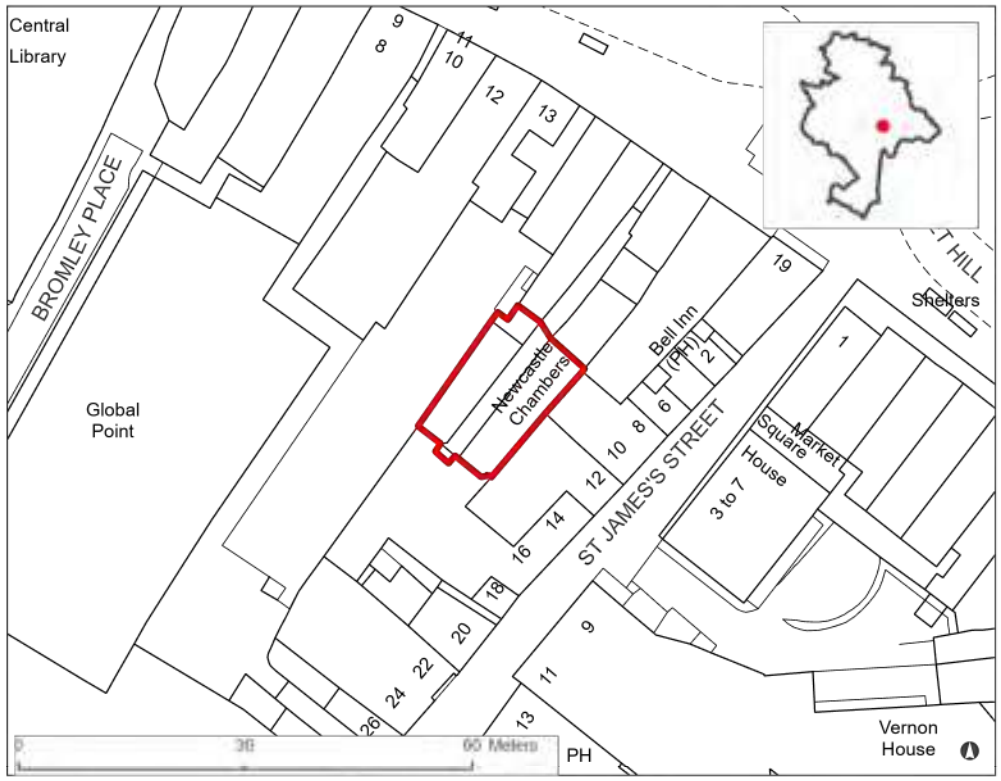
Site Source: Planning

Easting: 457650 **Northing**: 339904

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 2155 2 And 3 Newcastle Chambers NG1 6HL



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/00554/LLIS1

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No significant constraints, site is regarded as suitable, acheivable and available

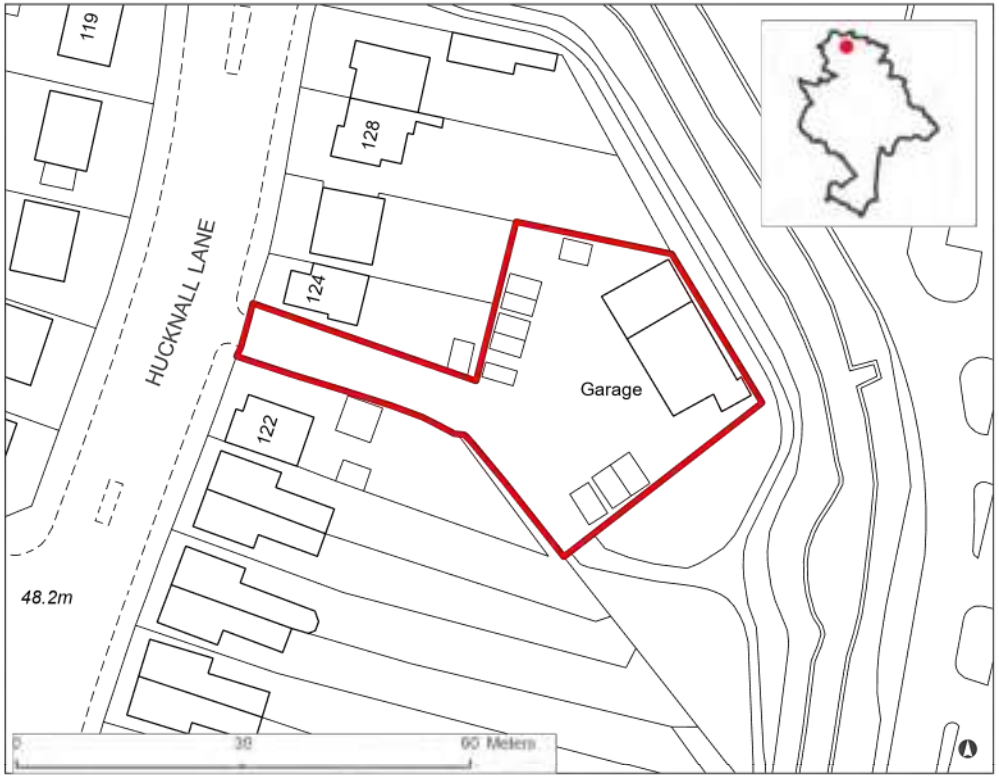
Site Source: Planning

Easting: 457034 **Northing**: 339881

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 216 Bridgeway Garage Services, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Car repair - sui generis active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repair business, no sign of any intention to cease trade or bring site forward for residential development.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2163 410 - 414 Radford Road NG7 7NP



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Suitable

Current or Previous Application Ref:15/00854/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Extant permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Site Source: Planning

Easting: 455540 **Northing**: 341930

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 2173 561 Valley Road, NG5 1JG



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/01620/PACPD

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site had Prior Approval for residential use, as such is considered suitable for residential development

Site Source: Planning

Easting: 455551 **Northing**: 342846

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 218 Near to Naomi Crescent, Hucknall Lane



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Amentiy land connected to the leisure centre open space - adj leisure centre

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Only really suitable, available and achievable if developed in accordance with the leisure centre site due to access.

Site Source: Site / SHLAA Survey

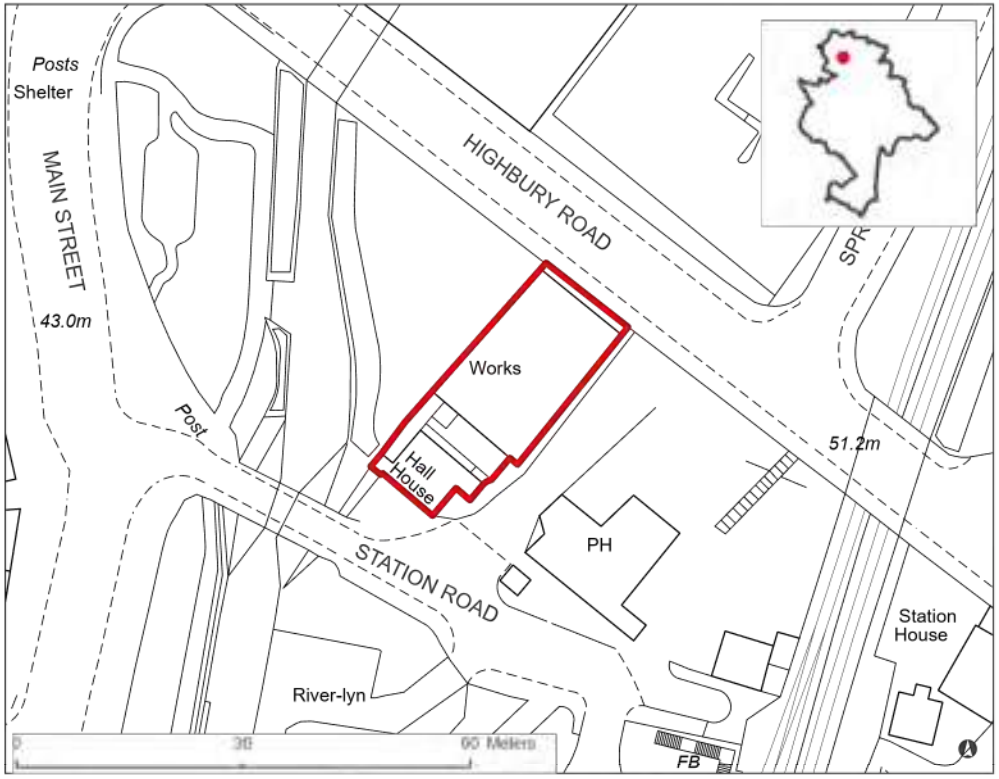
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2252 Old Town Hall, Highbury Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:16/01831/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site is regarded as suitable, acheivable and available

Site Source: Planning

Easting: 454078 **Northing**: 345043

Date first added to SHLAA: 14/12/2017

Last updated date: 14/08/2019

Site ID: 232 Land rear of 52 - 54 Spring Road, Main Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: storage/vacant

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site likely to be in multiple ownership and will require assembly. No proactive approach in place to bring site forward at present have to assume site will not be available in first 5 years or achievable in the long term.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2345 The White Swan, 46 Church Street, Old Basford, Nottingham NG6 0GD



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: offices, a training room and residential accommodation.

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:17/00291/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Lapsed permission, no significant other constraints, site is regarded as suitable, acheivable and available and therefore delivery is expected to commence within a 5 year period.

Site Source: Planning

Easting: 455125 **Northing**: 342860

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 251 Land to rear of 27 Elstree Drive, Elstree Drive



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active as drive on access road, rest of site overgrown scrubland

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
active use

Site Source: Site / SHLAA Survey

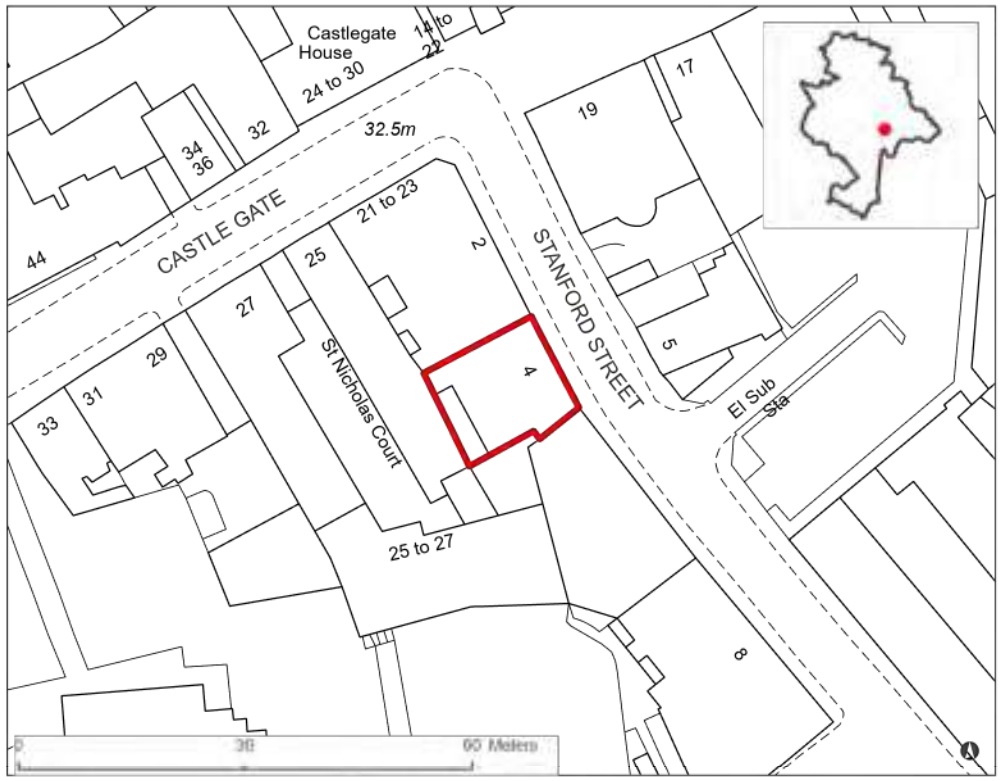
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2519 4 Stanford Street, Nottingham, NG1 7BQ



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status:

Existing Use: Unknown

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site Source:

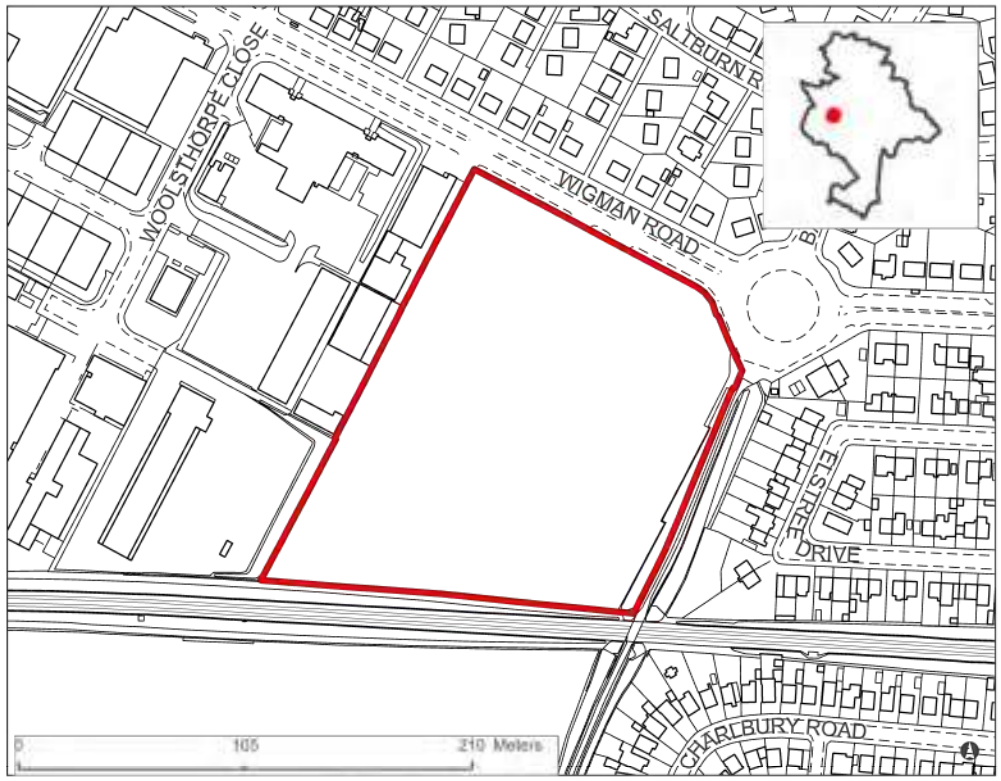
Easting:

Northing:

Date first added to SHLAA:

Last updated date:

Site ID: 2552 Former Chromoworks Site, Wigman Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 2.79 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

The site falls in the Major Business Park/Industrial Estate boundary of the LAPP

Site Source:

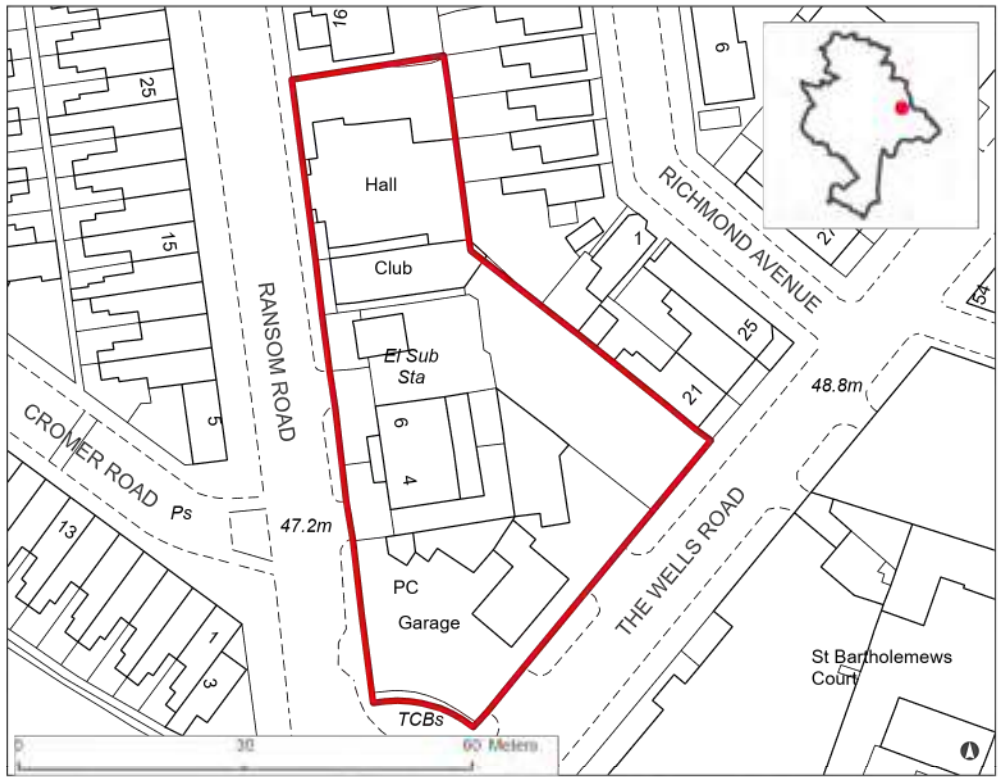
Date first added to SHLAA:

Easting:

Northing:

Last updated date:

Site ID: 263 Flints Store, active petrol station, former police station, The Wells Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Various, some vacancies active - retail and petrol station, vacant - hall and former police station

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Whilst appears as a suitable location for residential development or mixed use scheme, site would require assembly. No progress has been made or approach from the development industry about development

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 268 Springfield, The Crescent, Alexandra Park



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use:

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 1.74 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/01653/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site Source: Site / SHLAA Survey

Easting: 457935 **Northing**: 341692

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 27 IC Discounts, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active retail use active - cash and carry

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.25 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active cash and carry no sign of business ceasing trade, no pre application discussions

Site Source: Site / SHLAA Survey

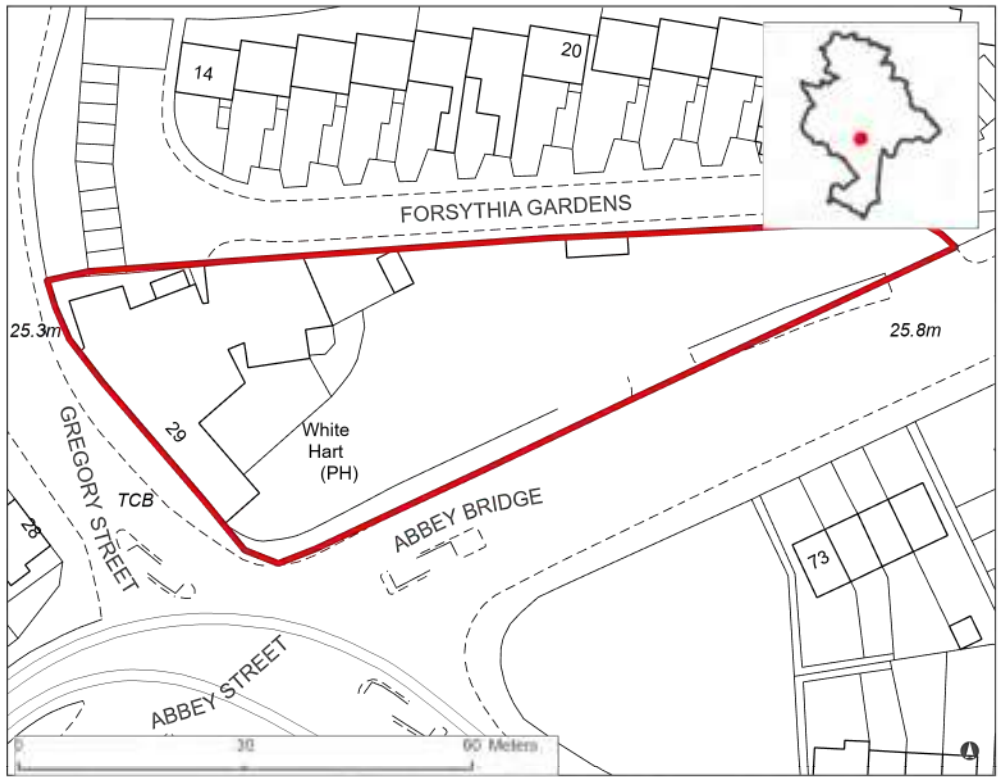
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 276 Hand car wash (former pfs) and White Hart public house and car park, Abbey Bridge



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Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: Yes

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Pub and car wash active pub with adjoining filling station with active hand car wash

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Reasoned Justification:

Public house in active use. No recent pre-app about bringing this site forward, although in a suitable location for residential, there are no sign of the existing use ceasing occupation of site

Site Source: Site / SHLAA Survey

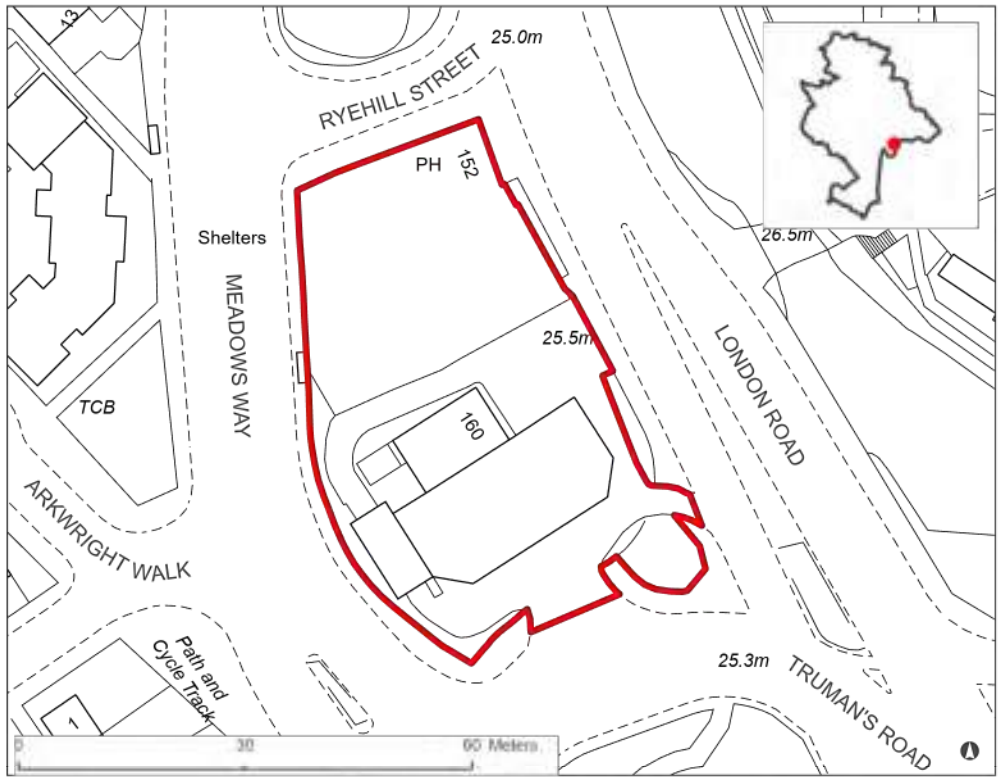
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 281 Island site bounded by London Road, Meadows Way



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: disused restaurant and petrol station + active pub

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site now under new ownership. Likely to be significant contamination issues. although the site broadly in suitable location it is unknown when the site could become available or achievable

Site Source: Site / SHLAA Survey

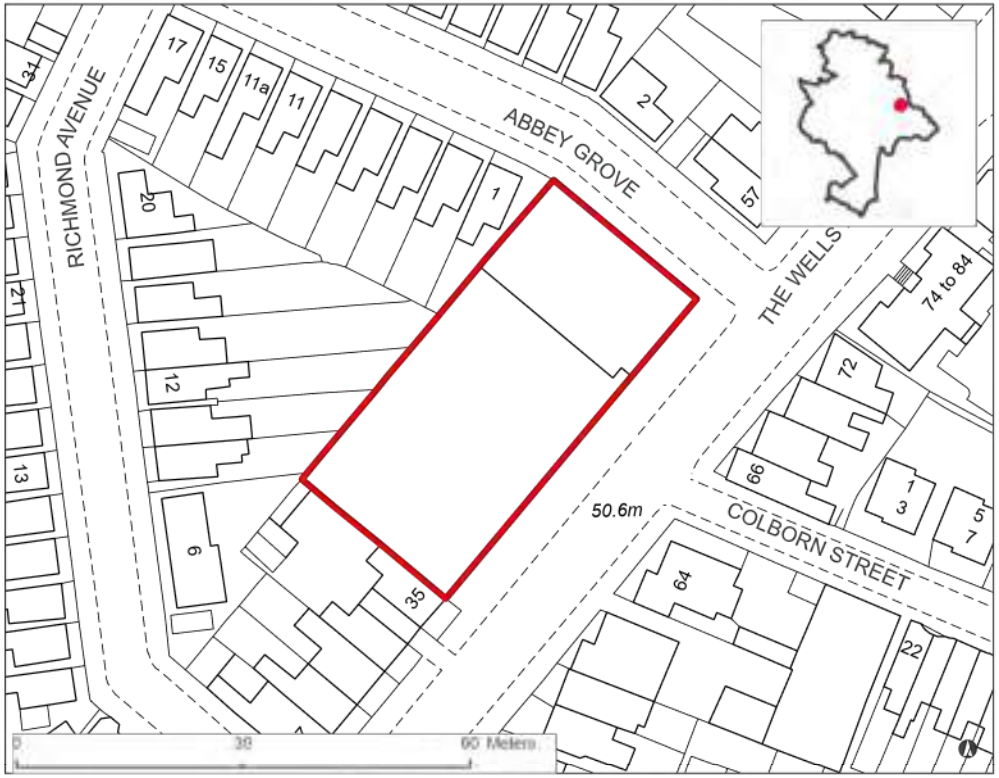
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 29 Kelley commercial vehicles, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Commercial vehicle hire base - sui generis active - ind/storage

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car hire business no sign of business ceasing trade building in ok condition

Site Source: Site / SHLAA Survey

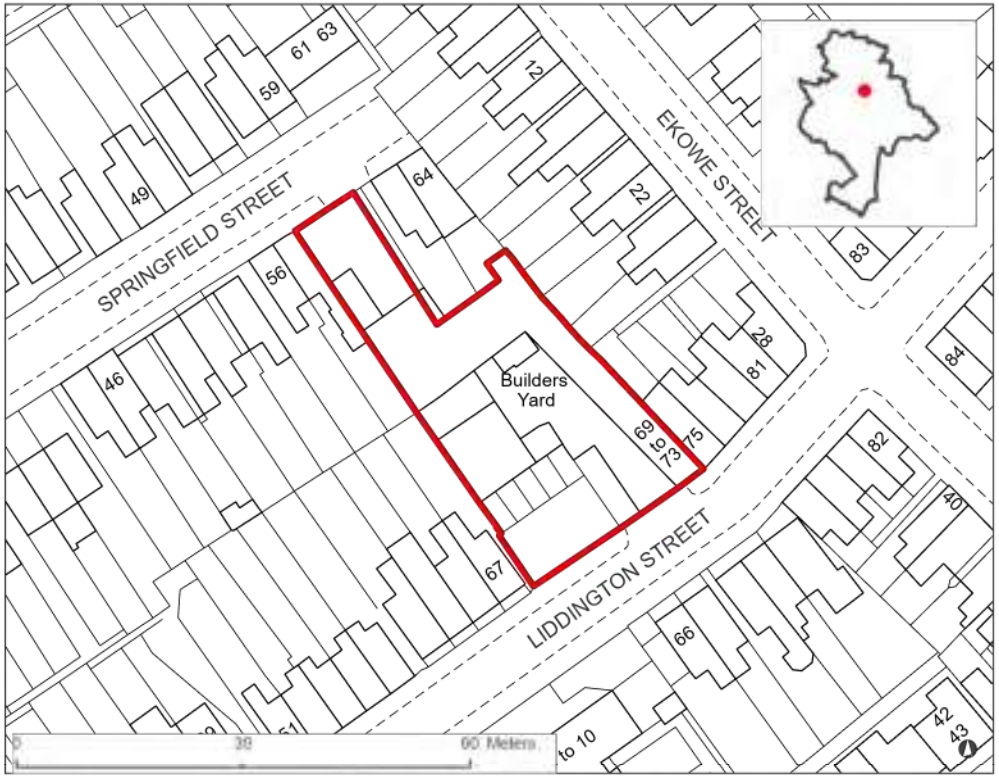
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 294 Builders yard and garage, Liddington Street



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active use - garage block and builders yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active employment use therefore subject to employment policies of the Local Plan. Appears unsuitable at present

Site Source: Site / SHLAA Survey

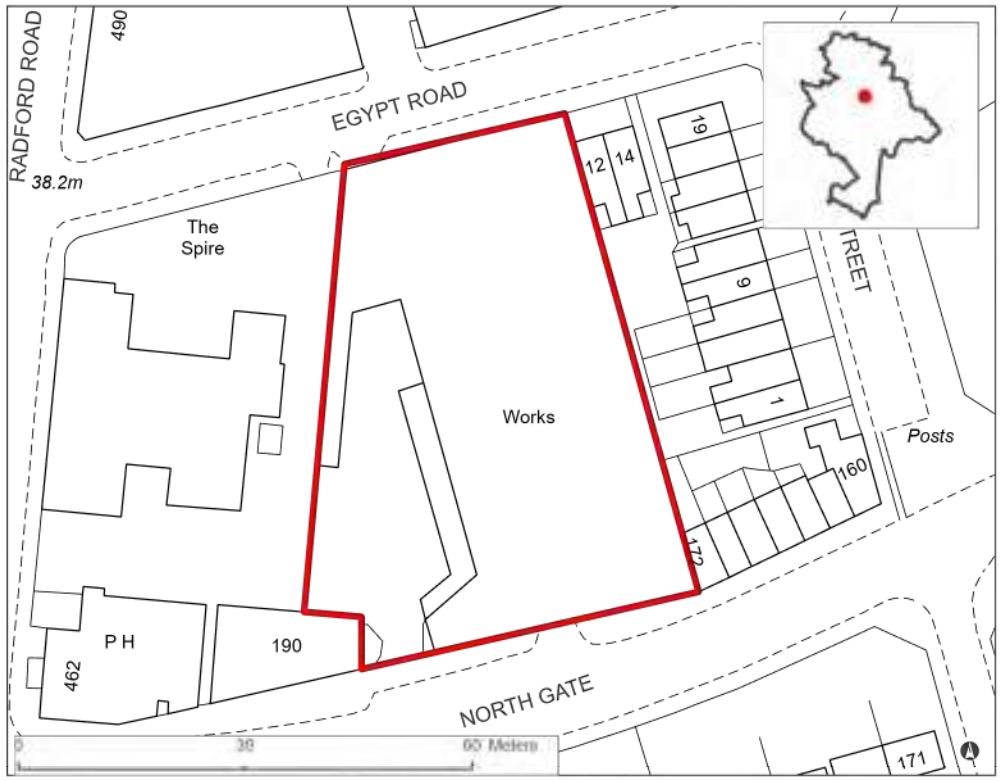
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 302 Nottingham Storage Systems Ltd, North Gate



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: industrial nottingham storage systems ltd

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

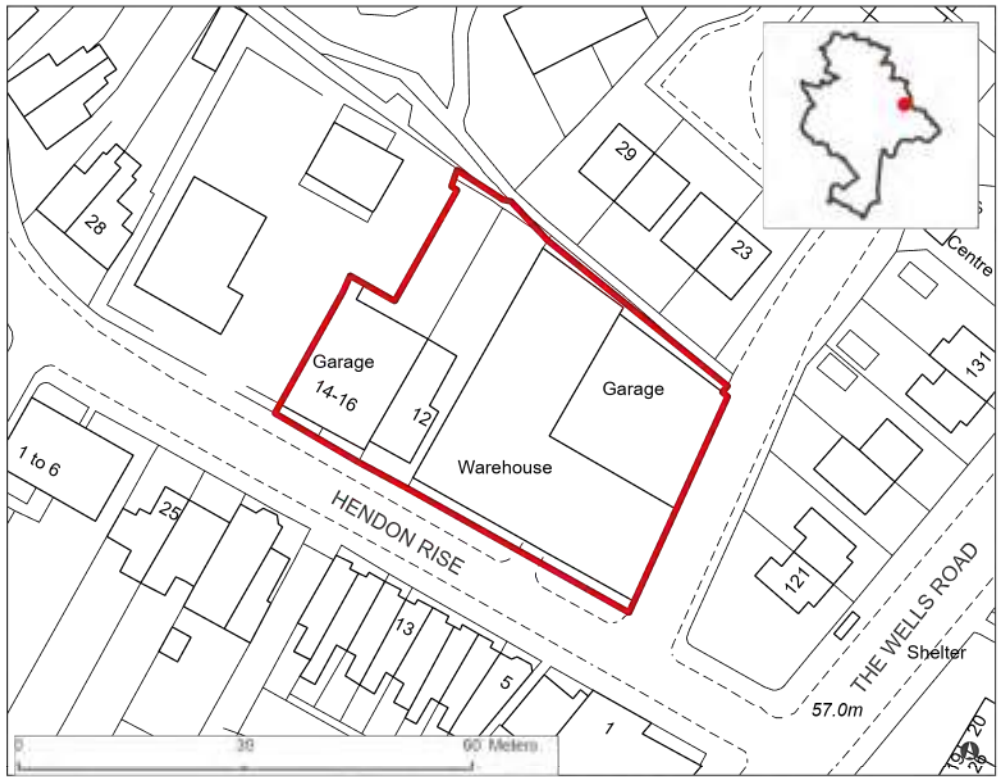
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 32 Mixed car repairs, Hendon Rise



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repairs business no sign of business ceasing trade

Site Source: Site / SHLAA Survey

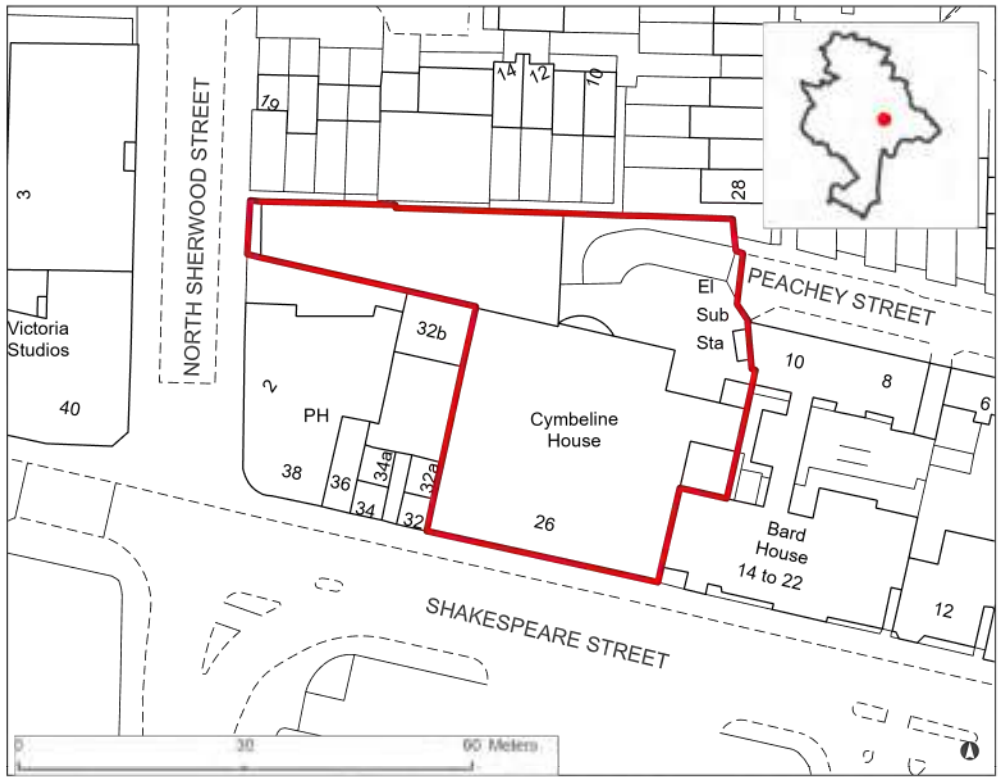
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 327 Police garage and offices, 24-30 Shakespeare Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknow

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/01670/PVAR3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

lapsed permission, no significant other constraints

Site Source: Site / SHLAA Survey

Easting: 457145 **Northing**: 340406

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 34 St Bartholomews road corner mixed site, St. Anns Well Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Majority employment active - mjb flooring and other industrial/ storage uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.35 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active range of alternative use majority employment, site will require amalgamation no sign of business ceasing trade , no pre application discussions

Site Source: Site / SHLAA Survey

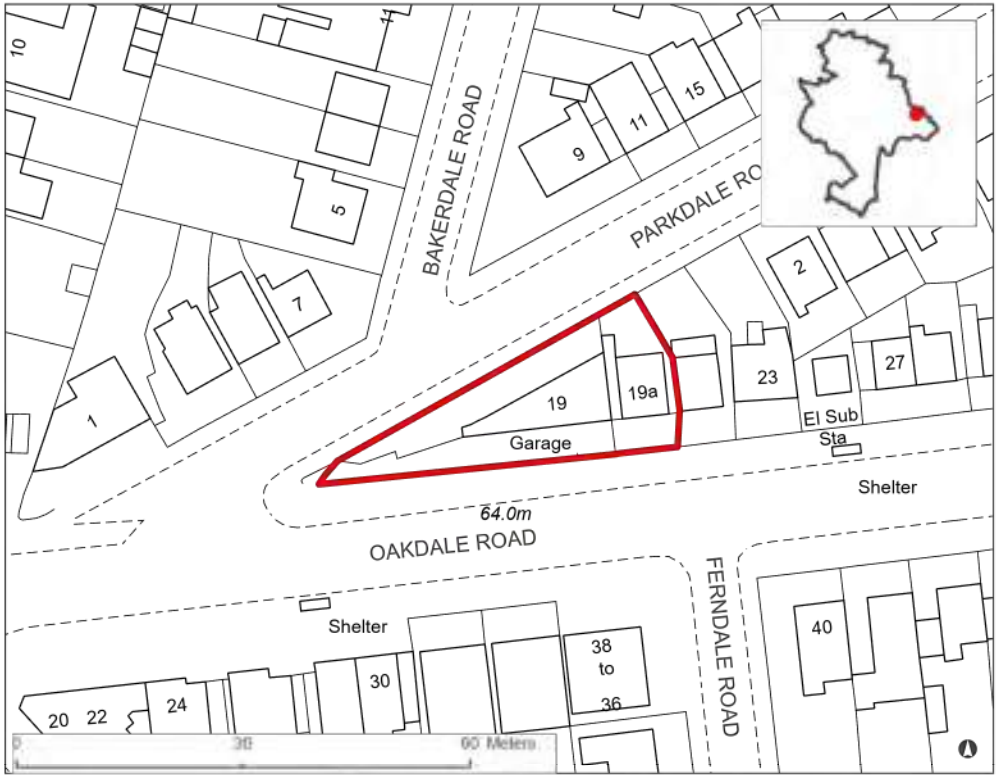
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 37 Oakdale garage, Oakdale Road



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car sales and garage

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car sales no sign of intention to develop for residential or cease trade.

Site Source: Site / SHLAA Survey

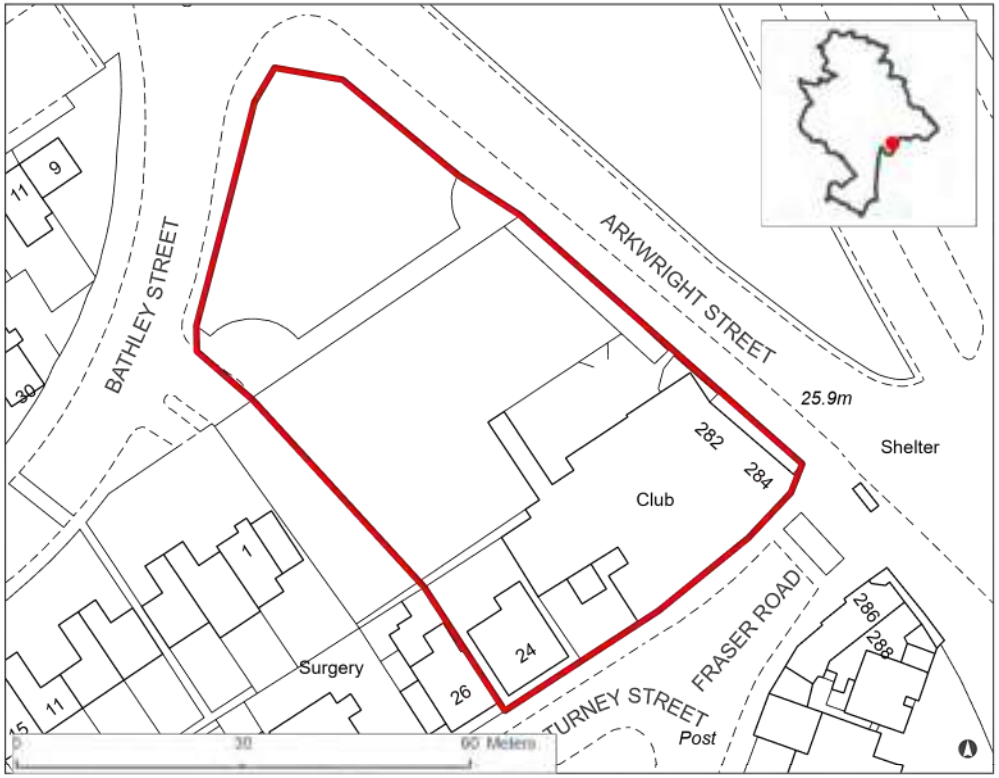
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 373 Boots Social, corner of Bathley Street and Arkwright Street, Arkwright Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: embankment club and car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Reasoned Justification:

Active leisure club and bar, building of strong historic character though not listed. No sign of any intention to bring site forward for development.

Site Source: Submitted by other

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 374 Meadows bus depot, Turney Street



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active bus depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a bus depot, development is dependant on suitable relocation strategy. Site will not become available until measure are put place.

Site Source: Submitted by other

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 376 Riverbank public house and land to south, Victoria Embankment



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active pub

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Reasoned Justification:

Pub in active use and recently refurbished.

Site Source: Submitted by other

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 378 Co-op store, Strelley Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Retail /active car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.66 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active retail use, pre-app discussions were some time ago these have ceased, no recent sign of any intention to bring site forward for residential development

Site Source: Site / SHLAA Survey

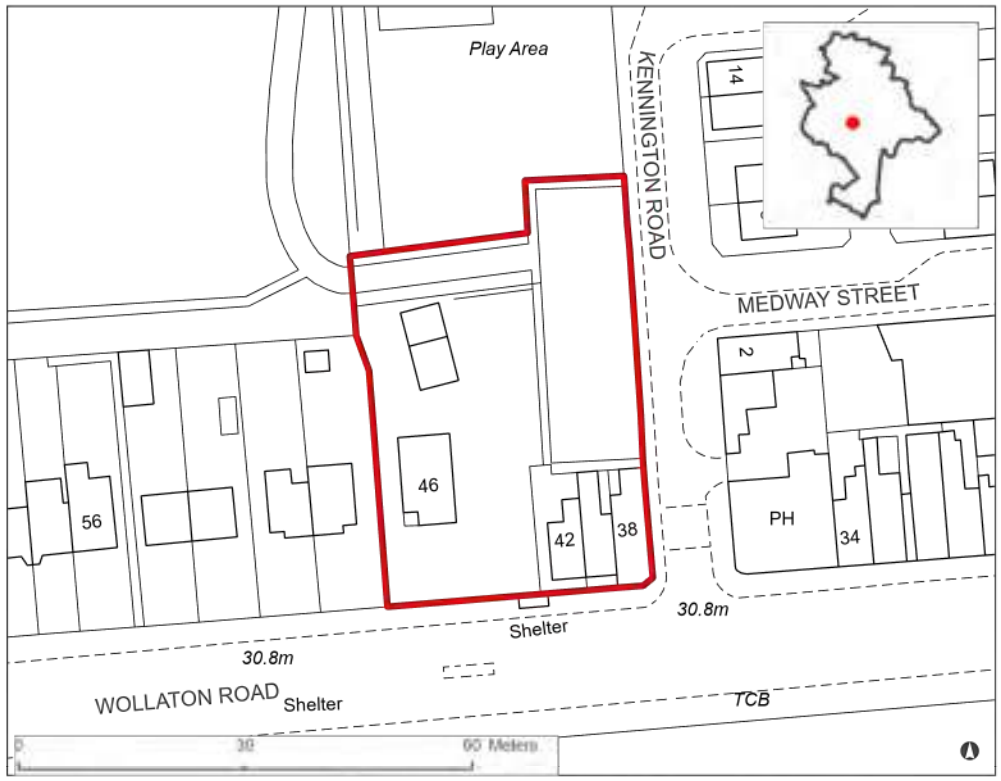
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 386 Frontage properties, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active house, 2 terrace and 1 vacant shop with car park to rear

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active uses. No recent pre-app discussions or sign of any intention to develop therefore have to assume site is unlikely to become available in the long term

Site Source: Site / SHLAA Survey

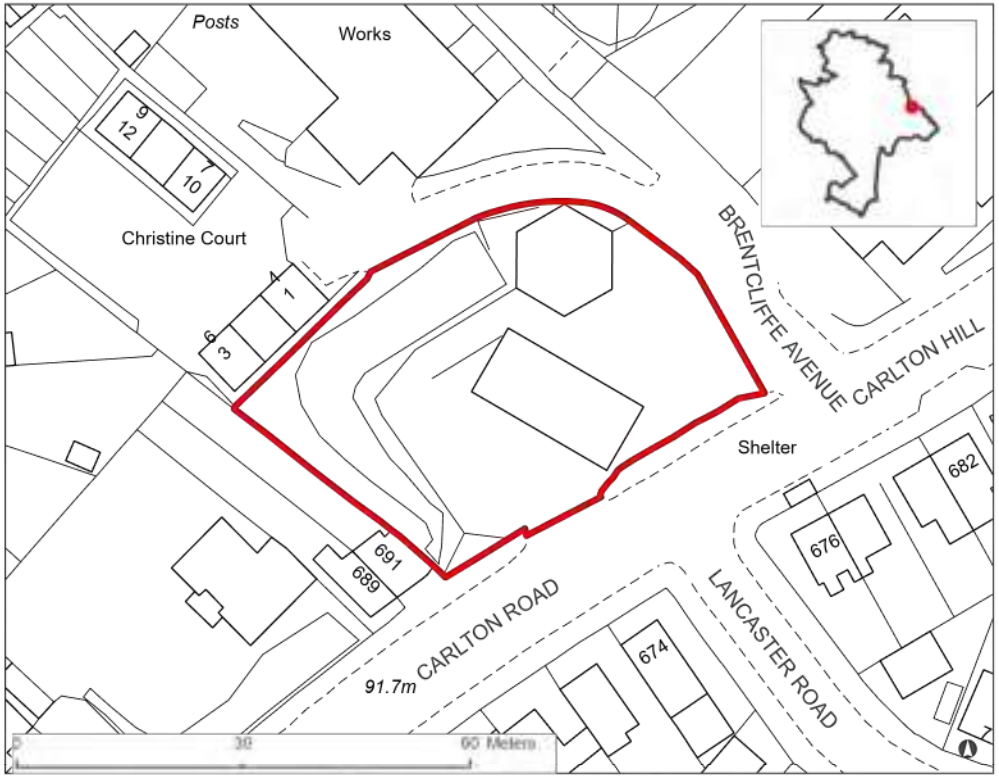
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 388 Carlton Hill Service Station Carlton Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car wash

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
active use

Site Source: Site / SHLAA Survey

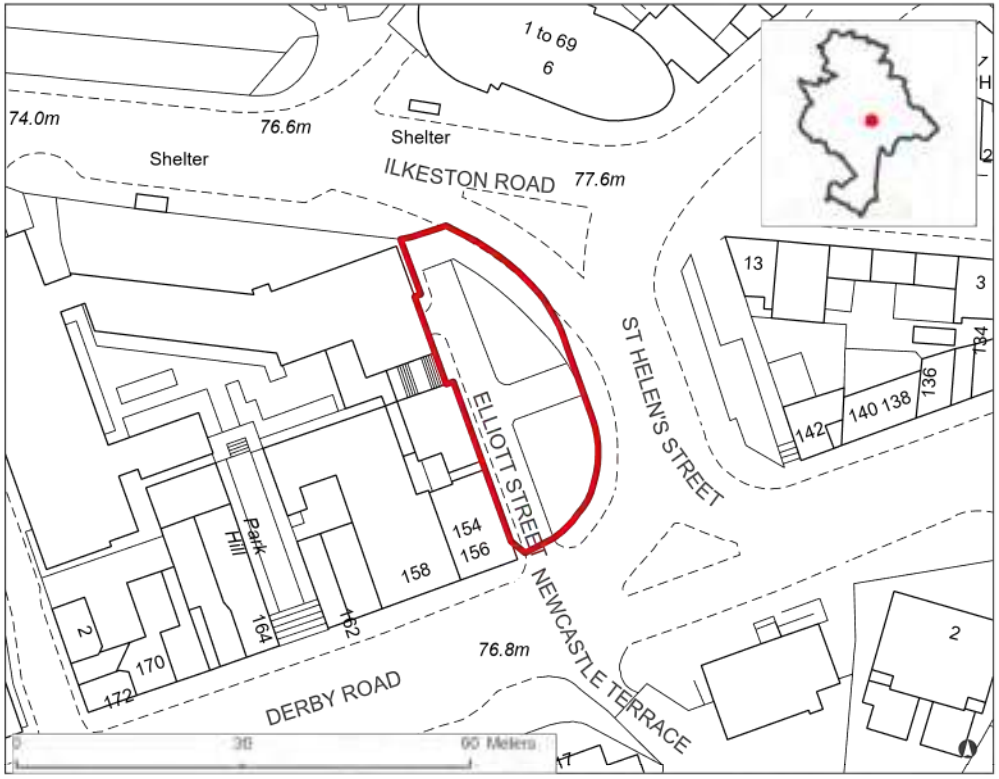
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 392 Junction of Ilkeston Road and Derby Road, Canning Circus



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: vacant land and highway - left over from cigar factory development

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Narrow site no sign of any intention to develop or proactive approach from the local authority. Site would be difficult to develop in isolation.

Site Source: Site / SHLAA Survey

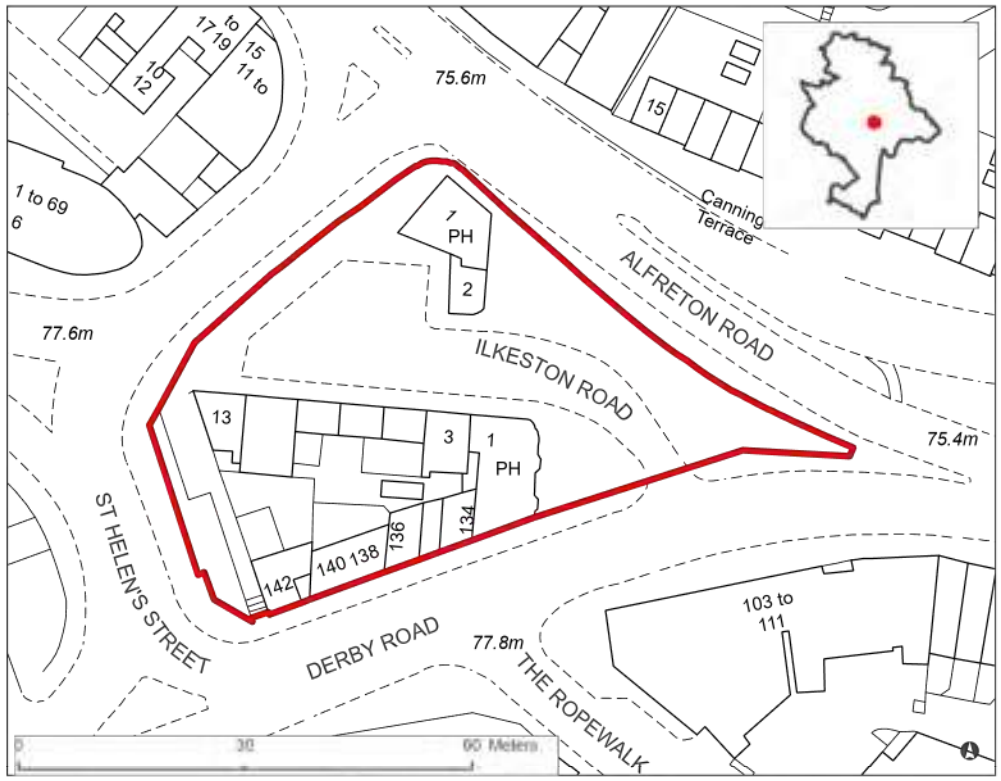
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 393 Island site, Canning Circus



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Variety of uses variety of uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.28 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Variety of active alternative uses, likely to be different land owners and tenancy agreements. Listed building present on site, and within a Conservation Area which could influence the viability of a scheme. Unlikely to be available or achievable in the long term

Site Source: Site / SHLAA Survey

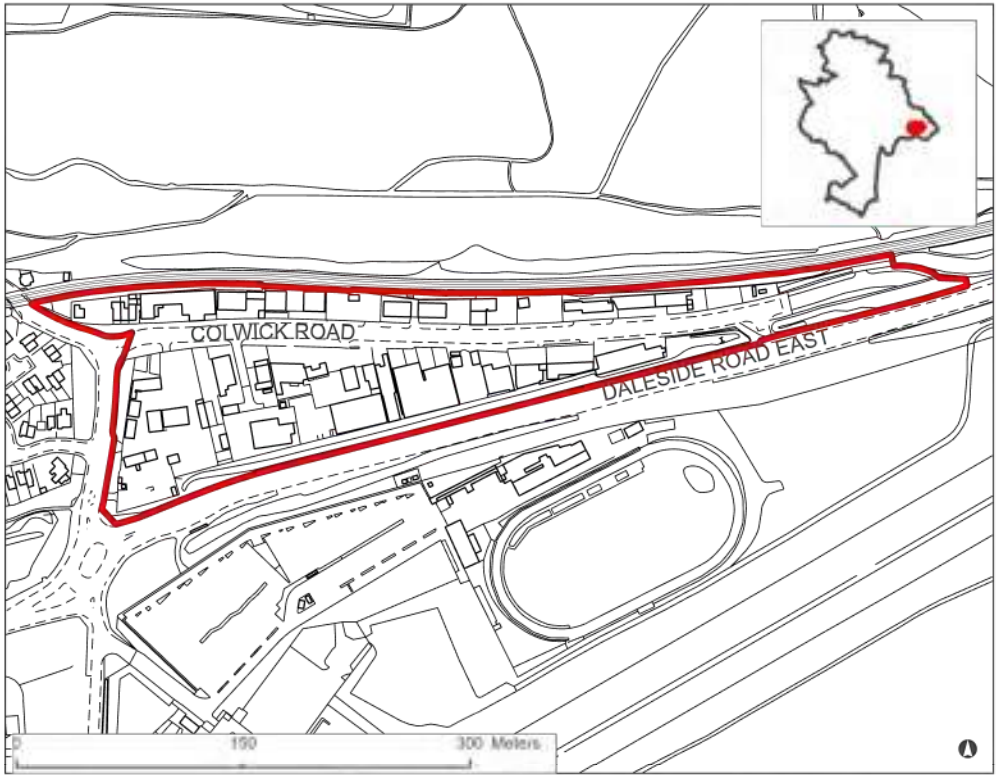
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 40 Colwick mixed scrap yards area, Daleside Road



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Overall Conclusion: Could be Suitable

Ward: Dales

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Collection of small buildings and lockup majority are active also includes travellers site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: Yes

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: Yes

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Reasoned Justification:

A range of active uses, majority employment. site would require assembly to develop an attractive residential environment, likely to be several private owners and tenancy agreement. travellers would require relocating. no recent pre app about development or obvious intention of business to cease trade

Site Source: Site / SHLAA Survey

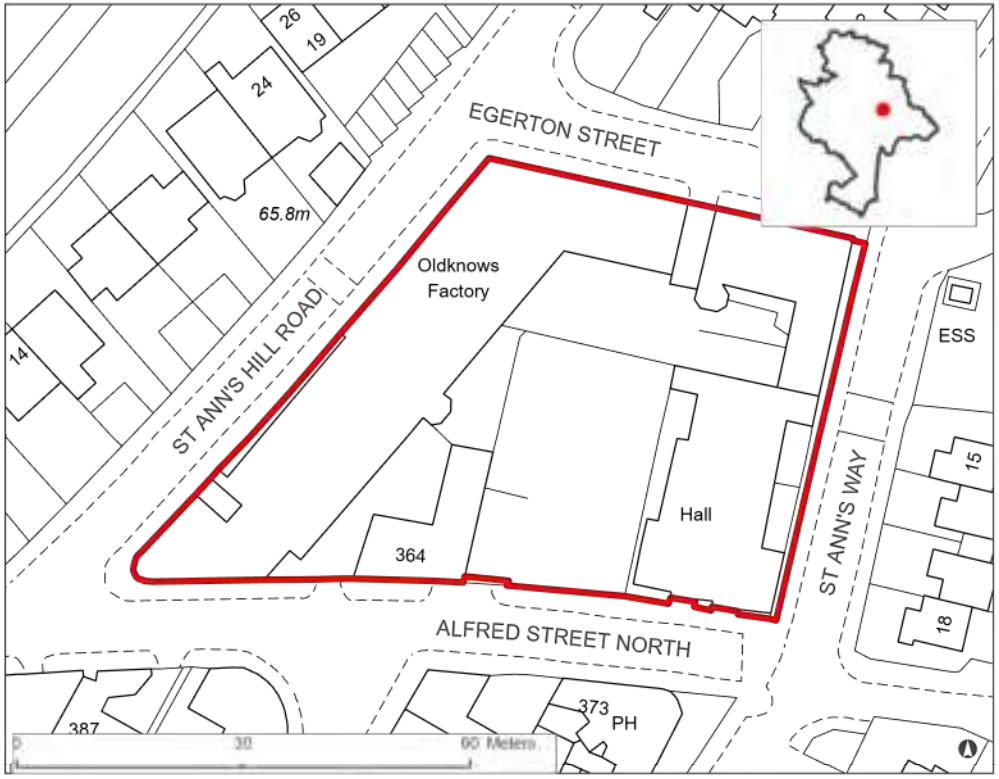
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 400 Factory, hall etc, St. Ann's Hill Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: NCRELS recommends release. low activity - subdivided into small units office/studio/industry

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Listed building separated into the number of units that majority of which are in or were previously within employment uses so release would be subject to employment policy of the Local

Site Source: Site / SHLAA Survey

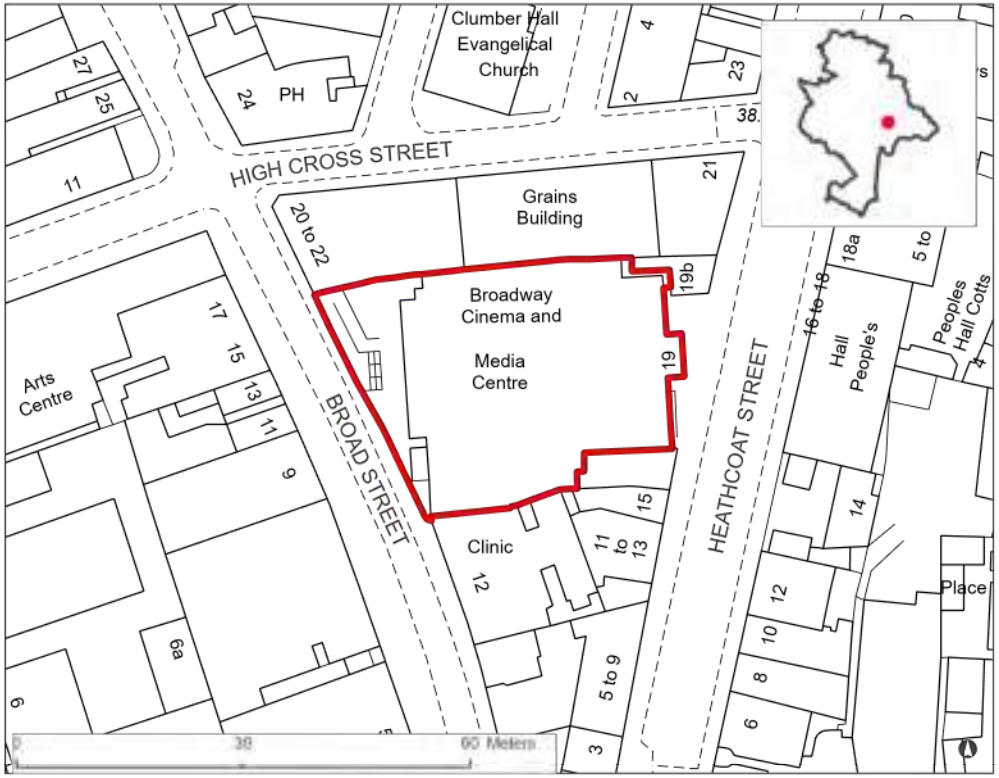
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 417 EL Grain Sewing Machines and 19 - 21, High Cross Street and Heathcoat Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Broadway cinema

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 42 Rear of Shell garage, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: large yard and active lorry cleaning site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.37 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative use no sign of use ceasing trade or owners intention to develop, would require comprehensive development with sites 266, 44 and 45

Site Source: Disposal of Council

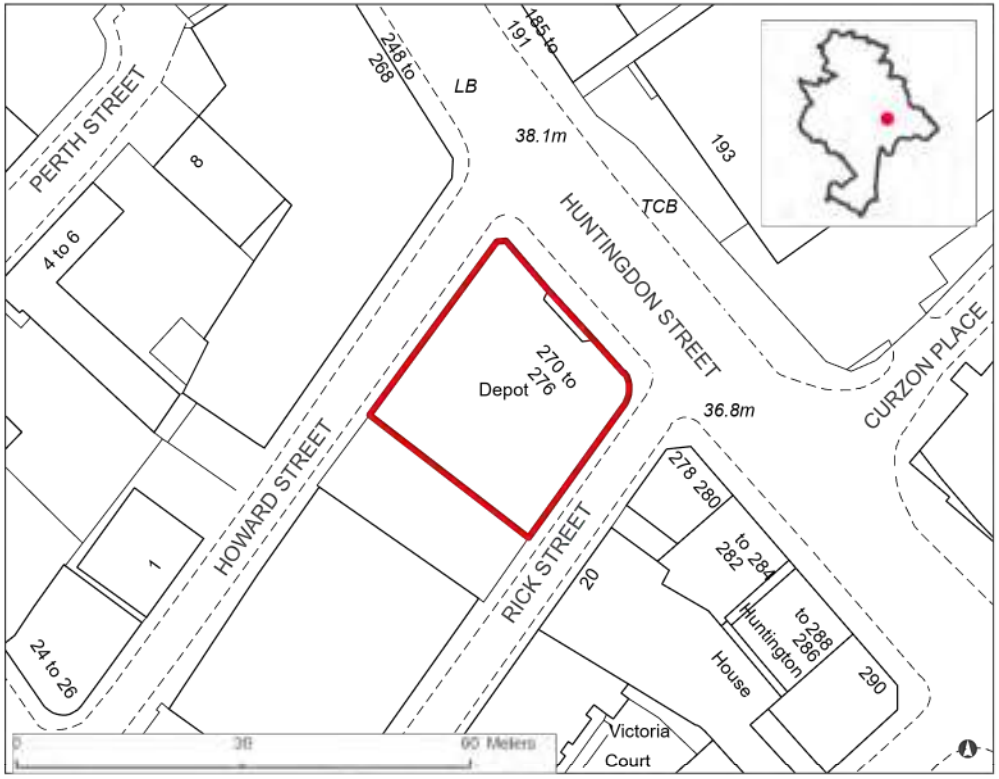
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 427 Depot and warehouse, Rick Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Variety of different uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.07 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative use, no sign of any intention to bring this site forward for residential development.

Site Source: submitted by private

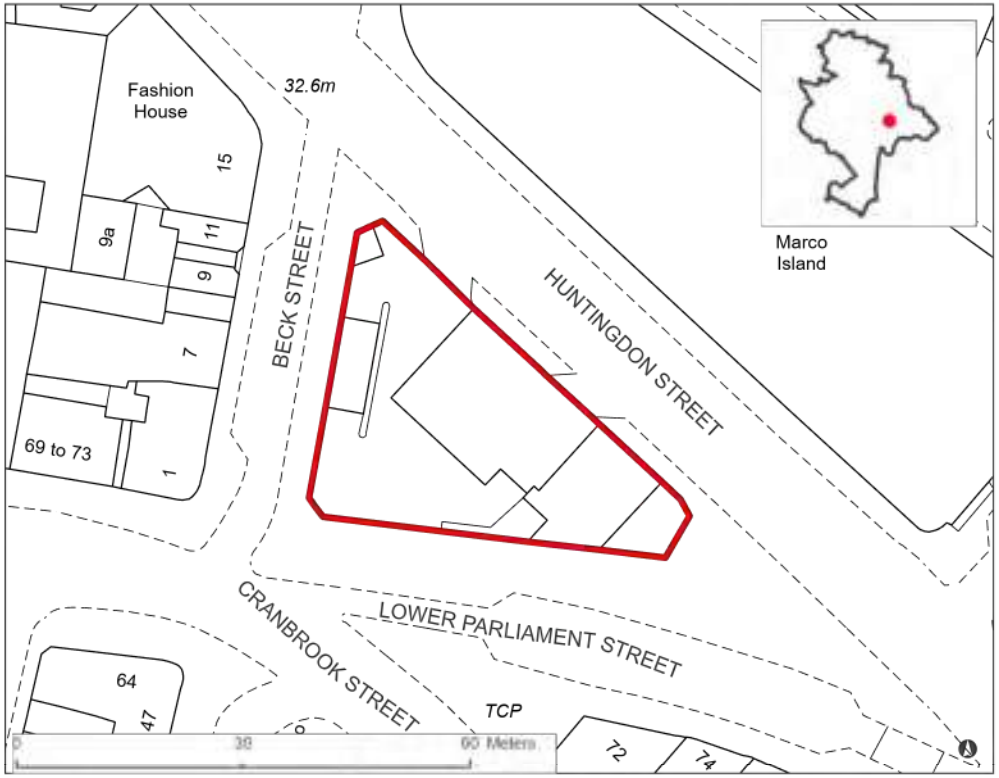
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 428 Petrol filling station, Huntingdon Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active petrol station

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.12 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active petrol filling station, no recent pre application discussions about a residential scheme. May be a suitable location for housing , however it is unknown when and whether the site is likely to be available and achievable in the long term

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 43 Rear of shell garage, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active industrial

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active alternative employment use no sign of uses ceasing trade or owners intention to develop, would require comprehensive development with sites 266, 44 and 45

Site Source: Disposal of Council

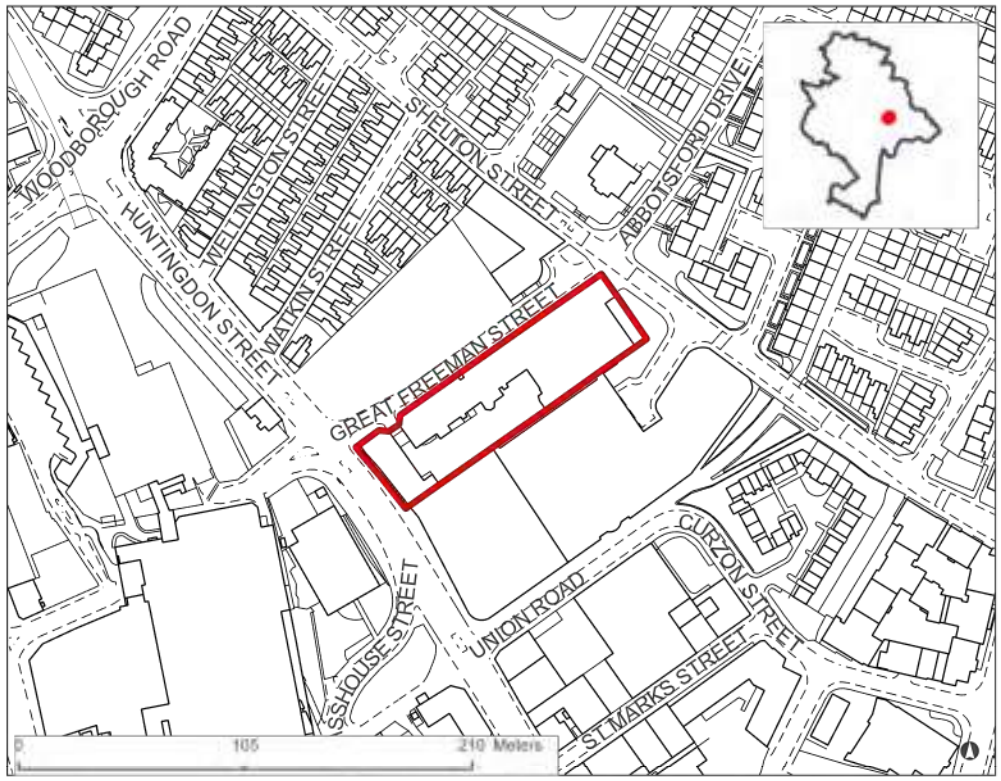
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 432 Hopewells, Huntingdon Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active retail

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.5 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active retail use. There have been no recent pre application discussion about bringing this site forward for development, or any signs of the existing use ceasing trade.

Site Source: Site / SHLAA Survey

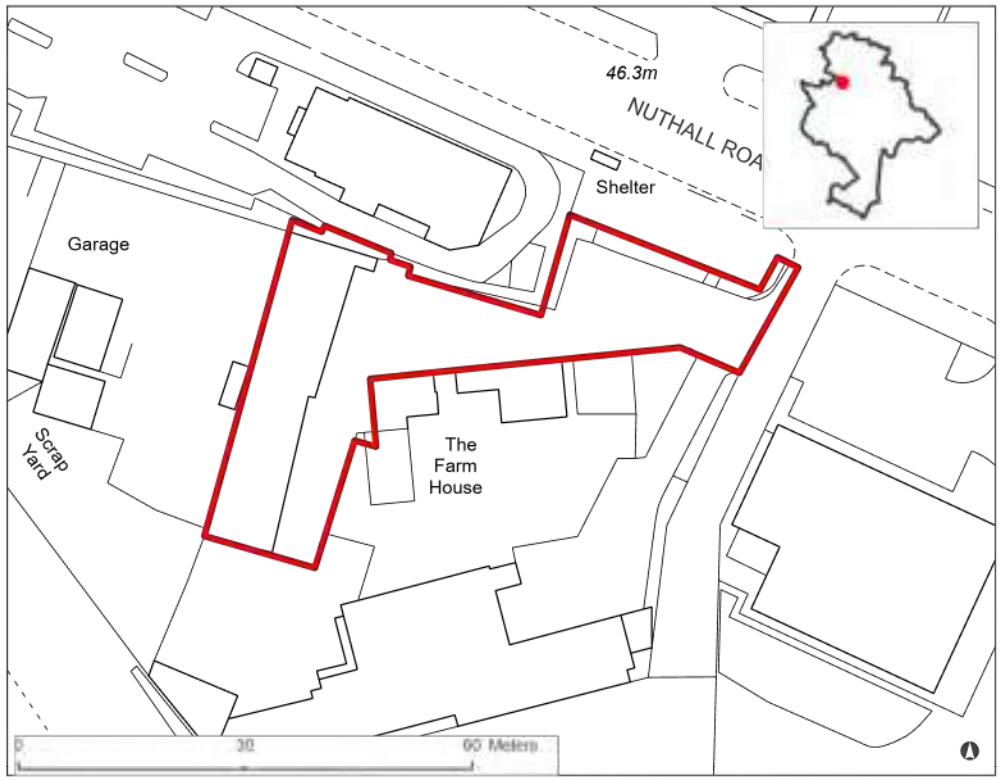
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 44 Cinderhill gym, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: gym

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a gym no sign of uses ceasing trade or owners intention to develop, would require comprehensive development with sites

Site Source: Site / SHLAA Survey

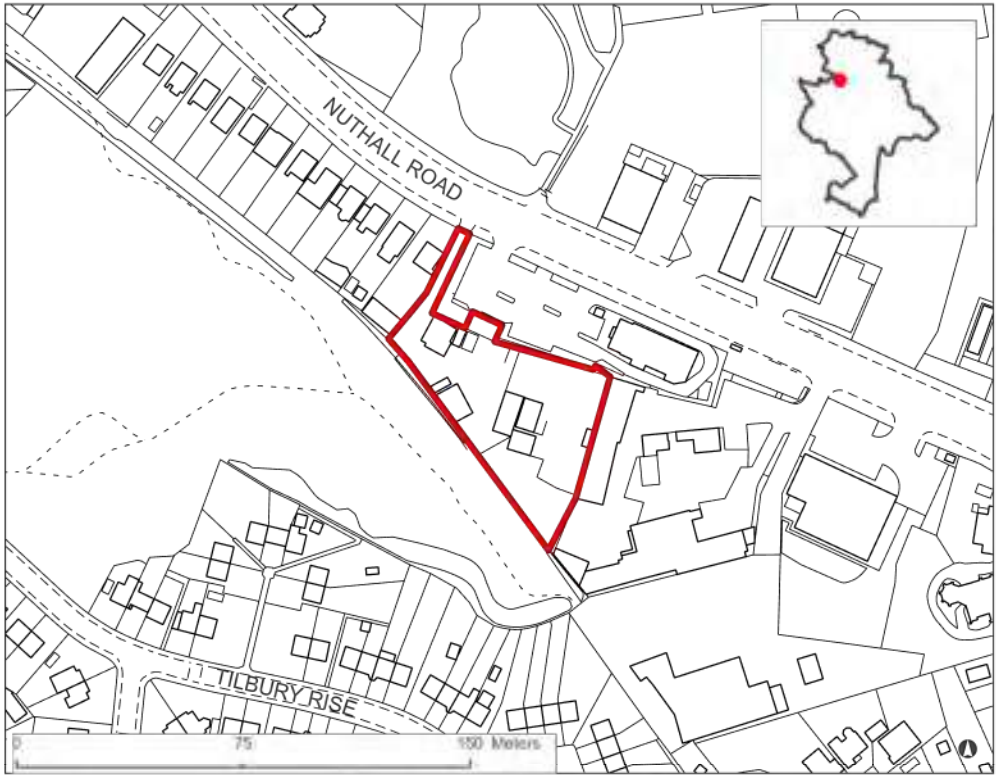
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 45 Marshalls Motor Repairs, Nuthall Road



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Overall Conclusion: Could be Suitable

Ward: Aspley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active car repair shop

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.29 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a car repair shop no sign of uses ceasing trade or owners intention to develop, would require comprehensive development

Site Source: Disposal of Council

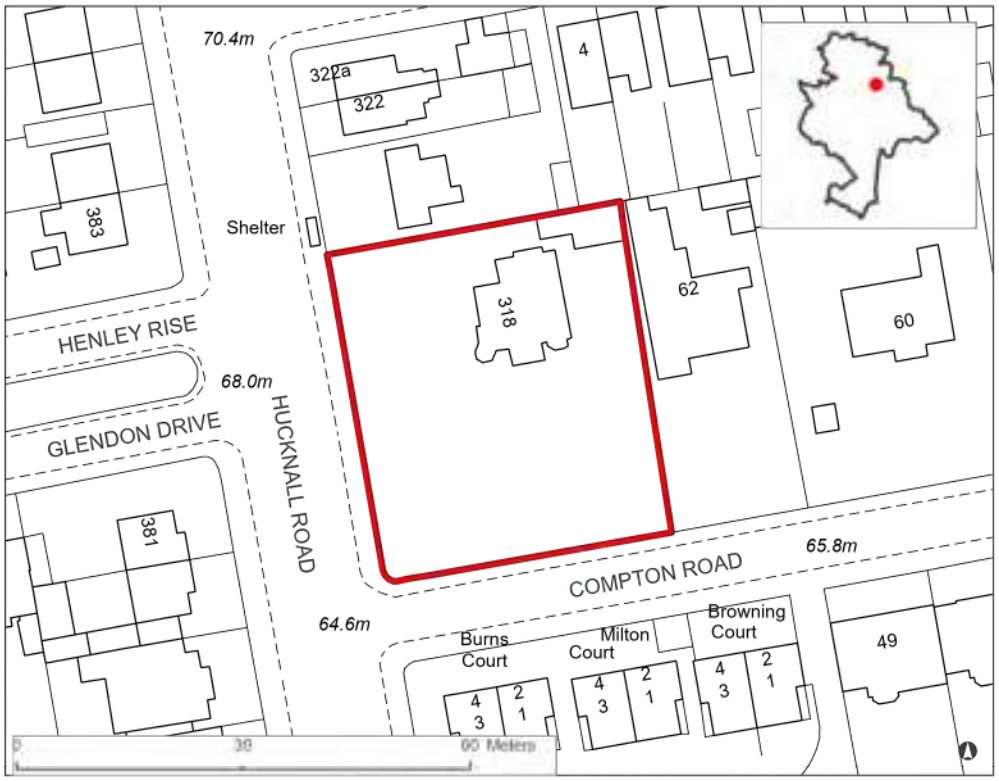
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 454 318 Hucknall Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Resi - garden

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

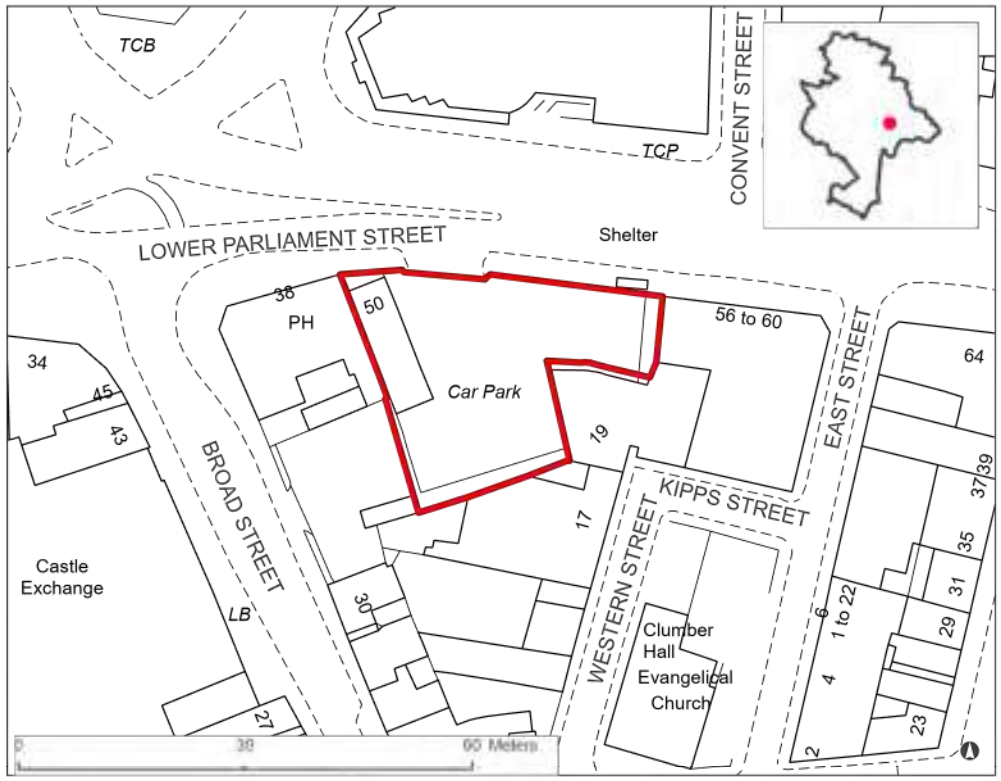
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 457 50 Lower Parliament Street



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: UNKNOWN

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Although residential permission has lapsed, the principle of residential has been established. There is a more recent application 15/01650/pful3 for 15 dwellings.

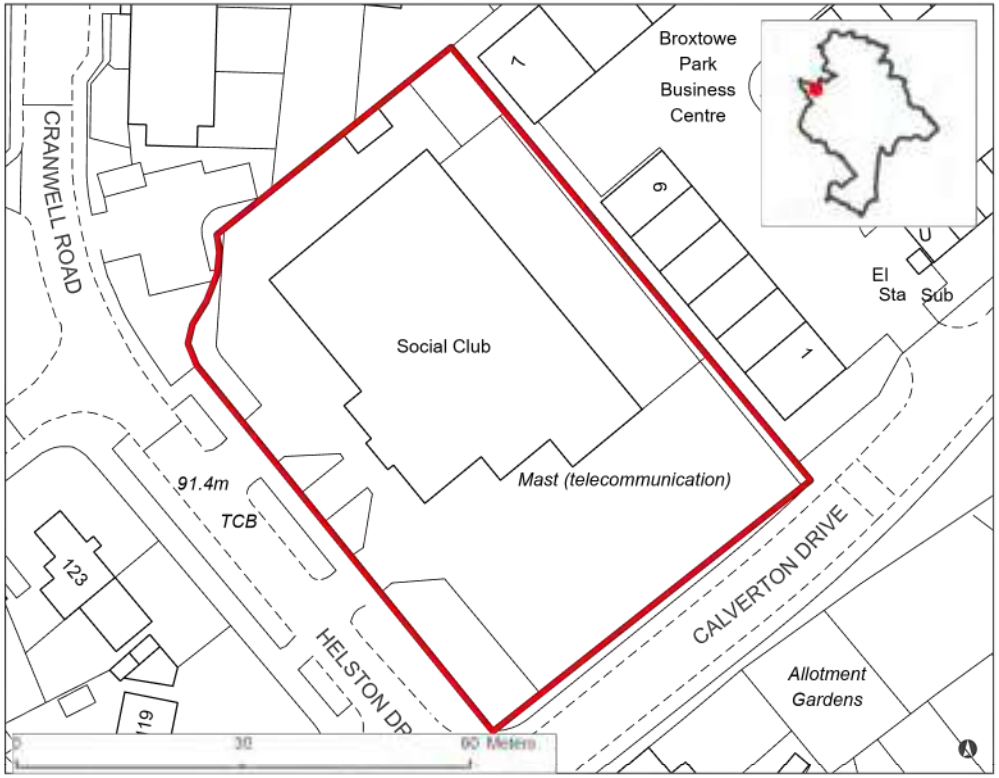
Site Source: Site / SHLAA Survey

Easting: 457593 **Northing**: 340088

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 48 Strelley club, Cranwell Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active social club

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.39 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as social club, although could be suitable for residential development no sign of owners intention to develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 502 Land off Kemmel Road, Picadilly



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Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - ind, warehousing seddow plant hire

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.71 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No sign of intention to develop

Site Source: Disposal of Council

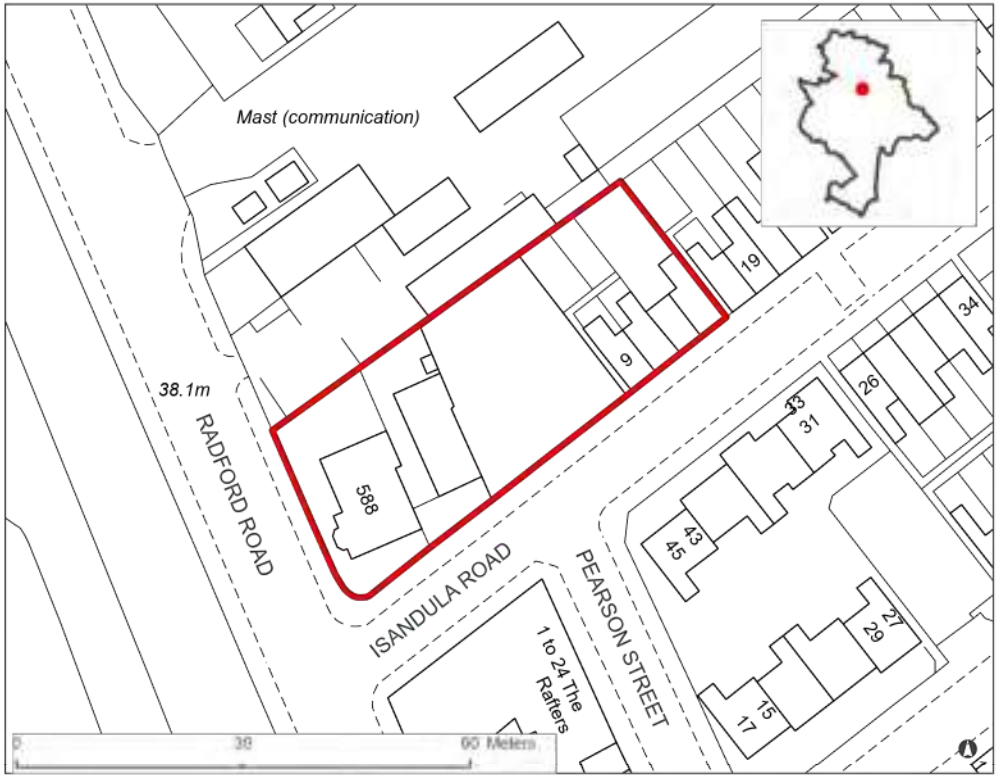
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 504 Boseley Glass and Sons, Isandula Road



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Overall Conclusion: Could be Suitable

Ward: Berridge

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment use, mary magdalin centre is not. NCRELS recommends consider for release stating average buildings on an average site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Part of site vacant part of site active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council

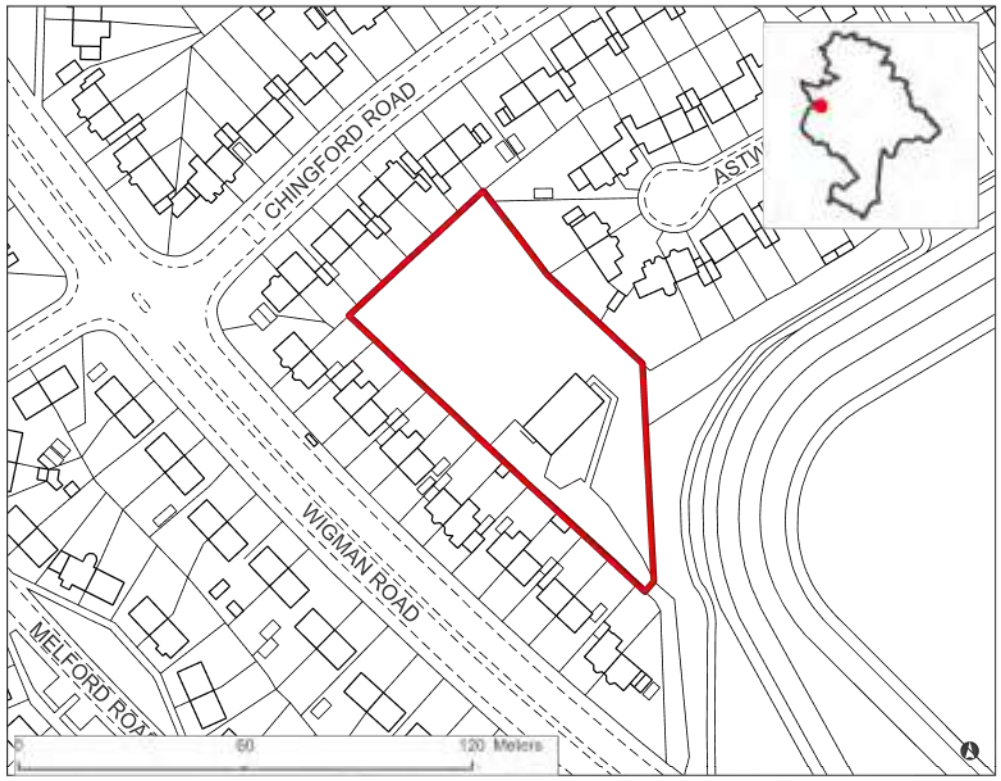
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 51 Ex-scout hut, Wigman Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Scout hut some activity, freshly painted

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.38 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Recently refurbished scout hut, in use, unlikely to come forward, access is also an issue.

Site Source: Site / SHLAA Survey

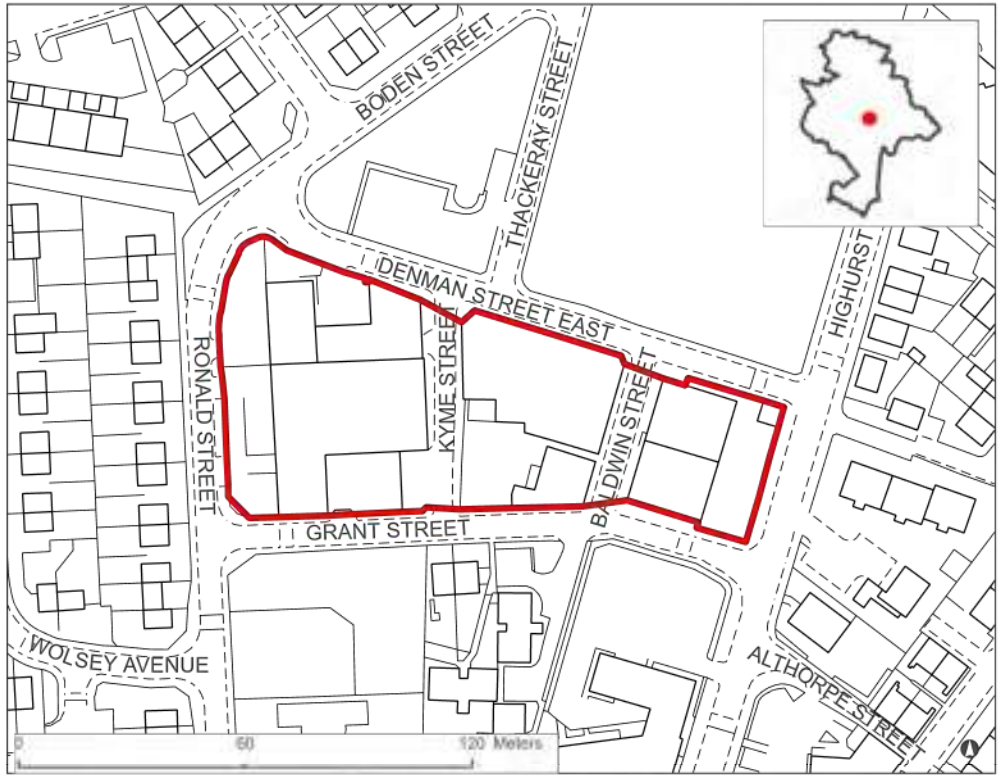
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 510 Industrial buildings on Kyme and Baldwin Street, Denman Street



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Overall Conclusion: Could be Suitable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. NCRELS recommends consider for release. variety of ind/warehousing, vehicle rental

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.73 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in multiple ownership hosting active employment uses. Development would be subject to employment policy of the Local Plan. Development of the site would be broadly suitable however is unlikely until an approach is in place to bring site forward

Site Source: Disposal of Council

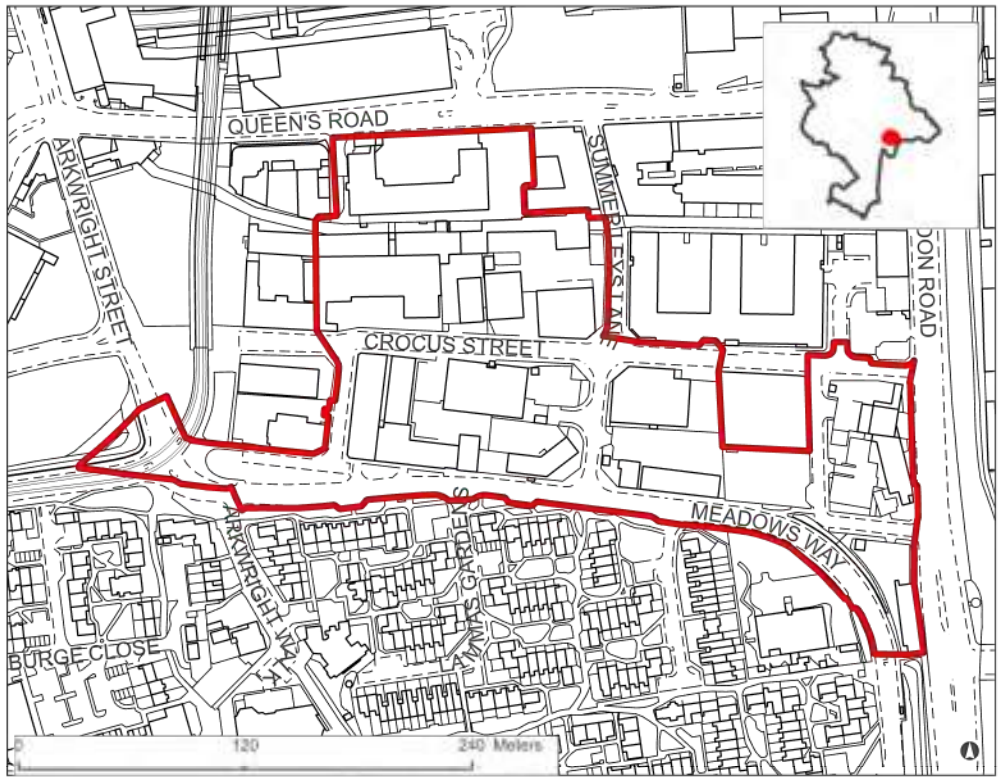
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 522 D14, Crocus Street



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status:

Existing Use: Existing industrial use and warehousing

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 4.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

No sign of intention to develop therefore non d/d unless circumstances change.

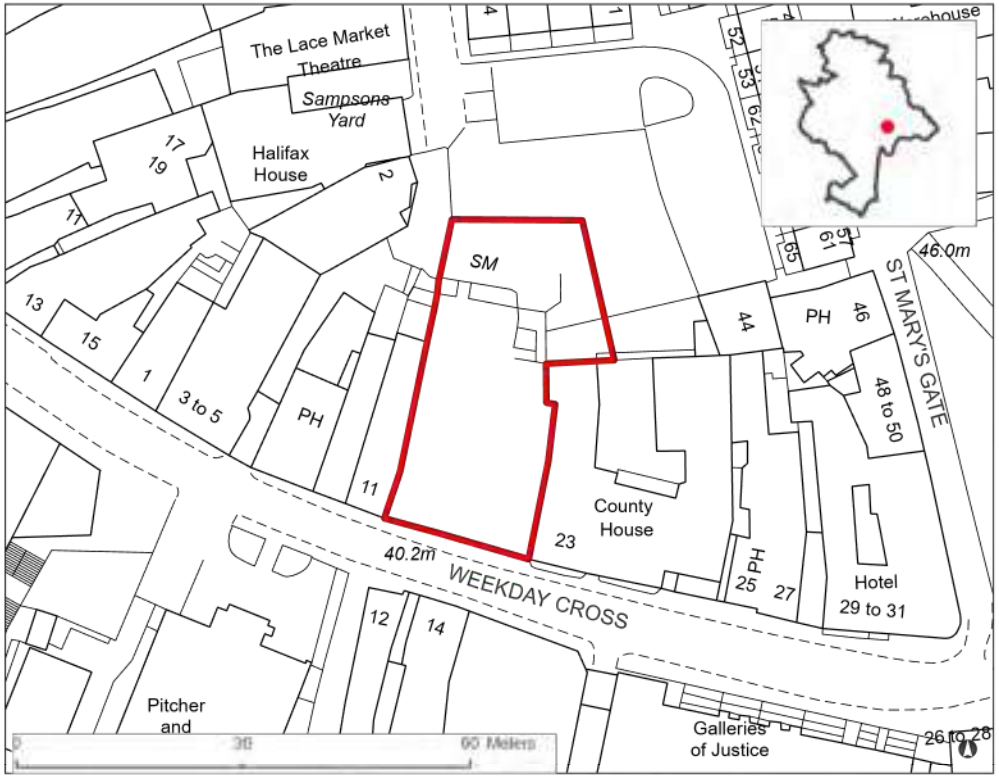
Site Source:

Date first added to SHLAA:

Easting: **Northing**:

Last updated date:

Site ID: 535 Site bordering High Pavement, Halifax Place



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Overall Conclusion: Could be Suitable

Ward: Castle

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active - car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Extant mixed use allocation in active use as car park. Broadly suitable for residential, existing use not operating the site to its full potential. No indication of when current use will cease - therefore no developable within 15 years at present.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 546 Western Boulevard Western Boulevard



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Travelling showmens winter quarters. rented from ncc. unable to see whole site - part gypsy site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.57 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
active use for travelling show people

Site Source: Site / SHLAA Survey

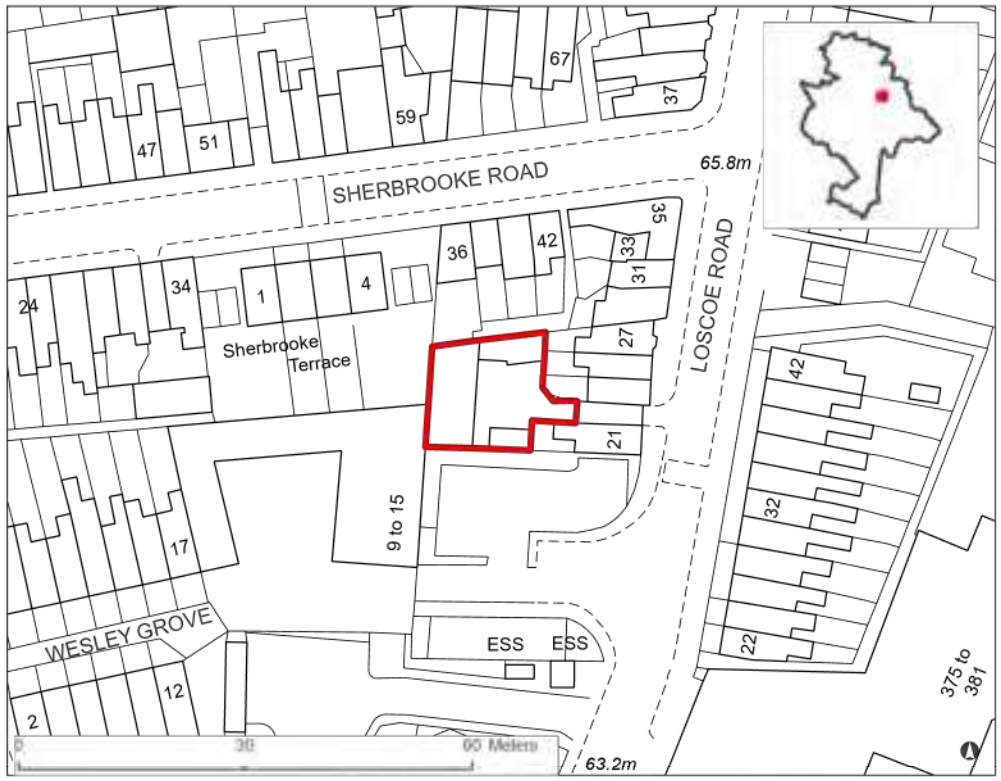
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 587 Builders yard rear of 21 Loscoe Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: Builders Yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
Existing Builders Yard

Site Source: Site / SHLAA Survey

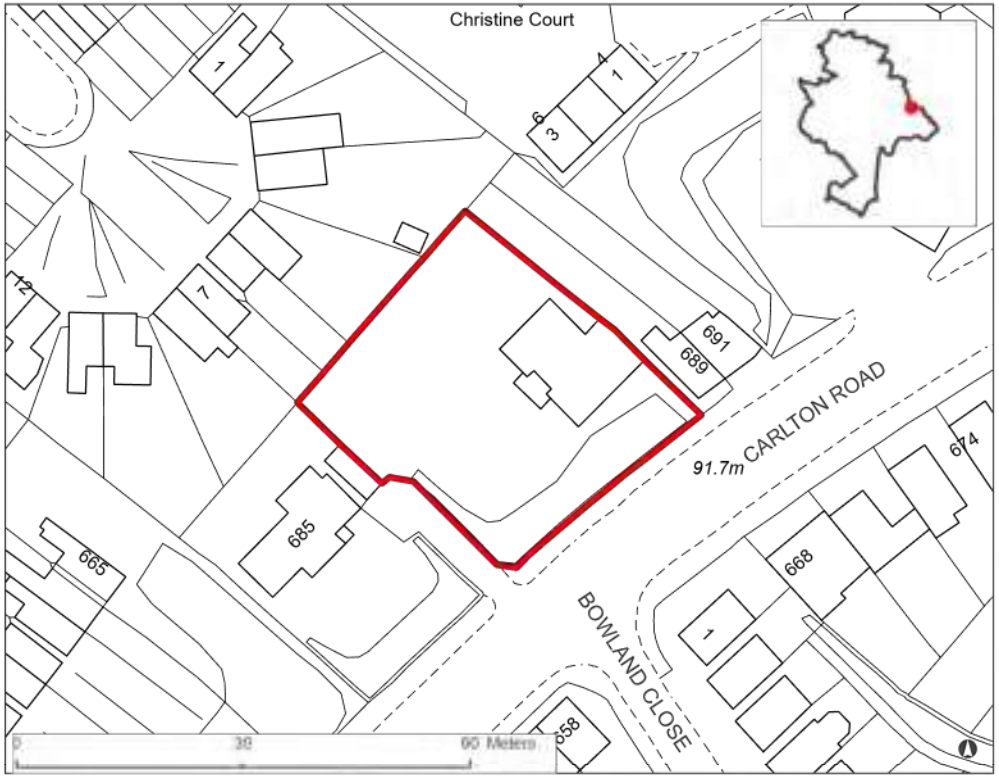
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 595 687 Carlton Road



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Overall Conclusion: Could be Suitable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Permissioned

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:08/01463/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed.

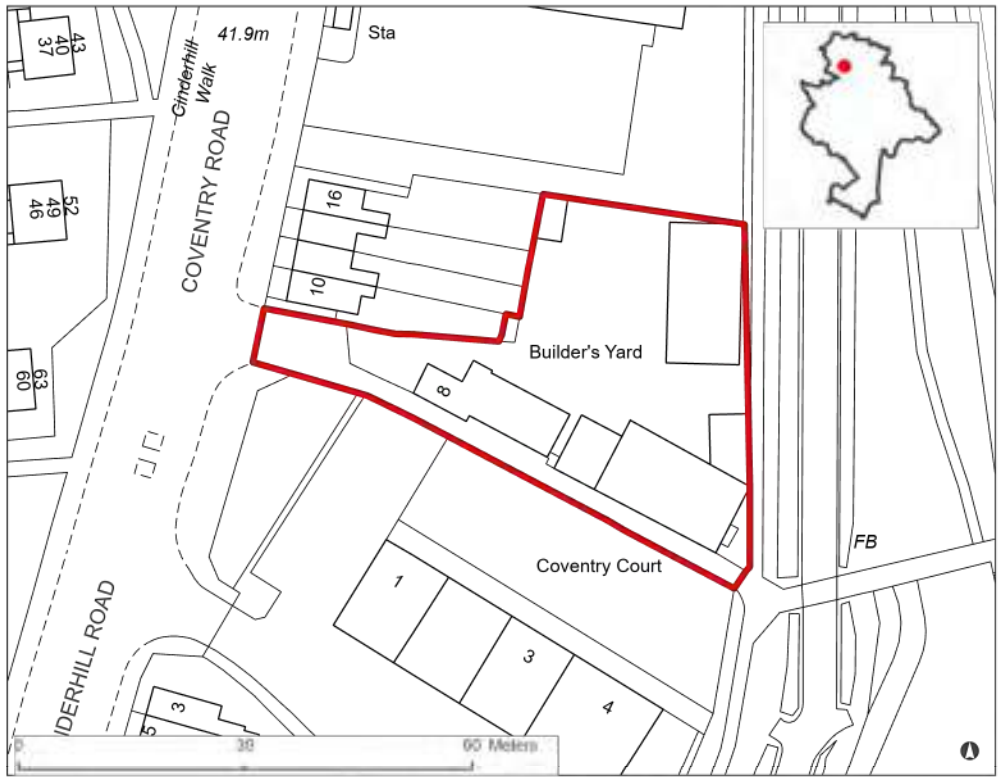
Site Source: Site / SHLAA Survey

Easting: 459436 **Northing**: 341168

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 61 Craske building ltd, Coventry Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active builders yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.17 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active use as a builders yard no sign of intention to develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 623 84 Wilford Crescent



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: boarded up retail

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
Unimplemented permissions

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 632 Land to rear 81 Percival Road



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: resi - garden

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.01 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

no recent planning activity so considered unlikely to come forward in the plan period0

Site Source: Site / SHLAA Survey

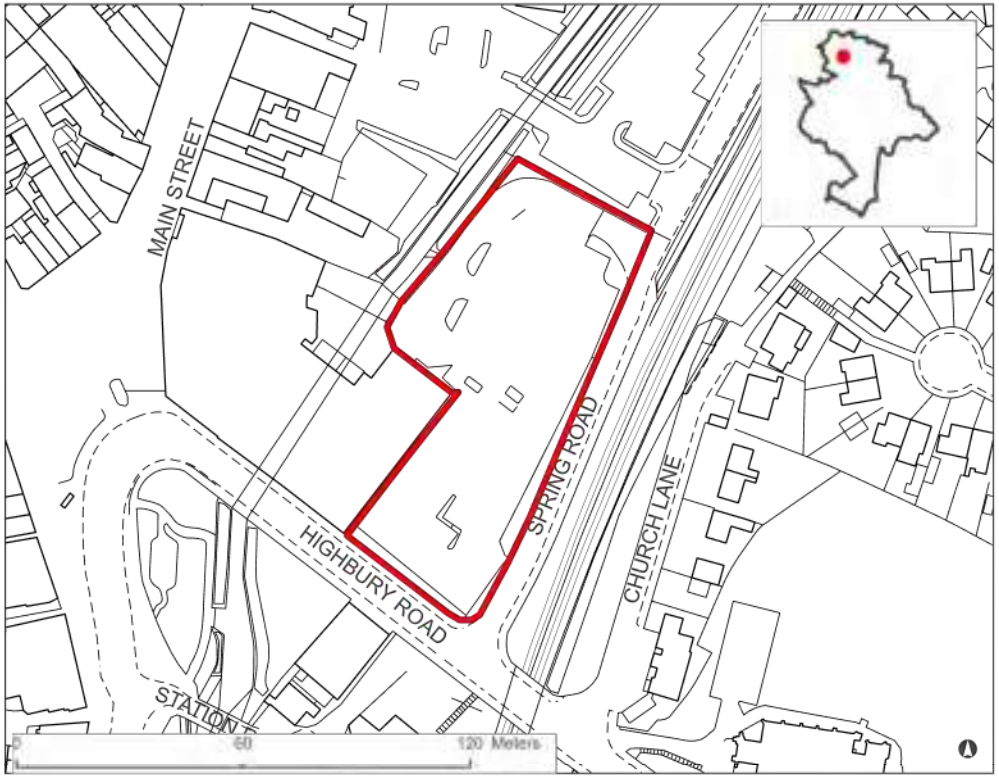
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 641 Wilkinsons car park, Springfield Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Busy car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active use as car park serving Wilkinsons. Not a suitable residential environment unless part of the wider redevelopment of Bulwell Town Centre and a comprehensive flood mitigation scheme. Not d/d until included as part of a comprehensive proposal.

Site Source: Site / SHLAA Survey

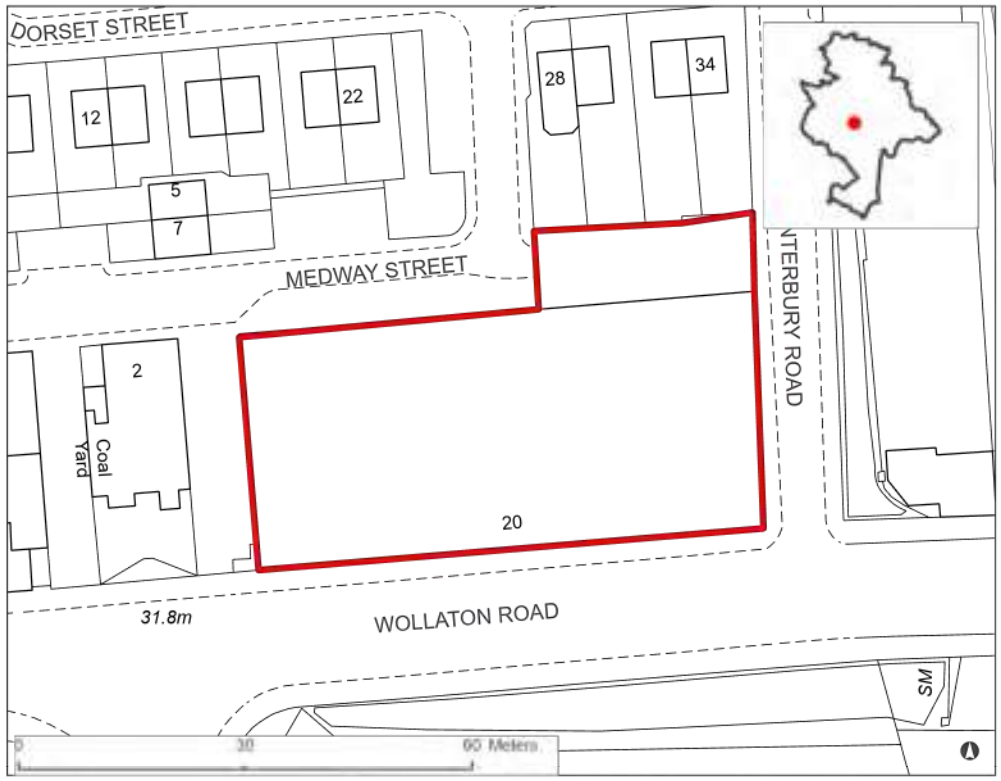
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 646 Depot, Wollaton Road



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: NCRELS recommends consider for release stating average buildings on an average site poor overall, LA states probably partial release subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.24 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site in active employment use therefore subject to employment policy of the Local Plan. Flood risk is an issues wholly within EA and SFRA zone, historical uses suggest contamination likely. Appears unsuitable at present

Site Source: Disposal of Council

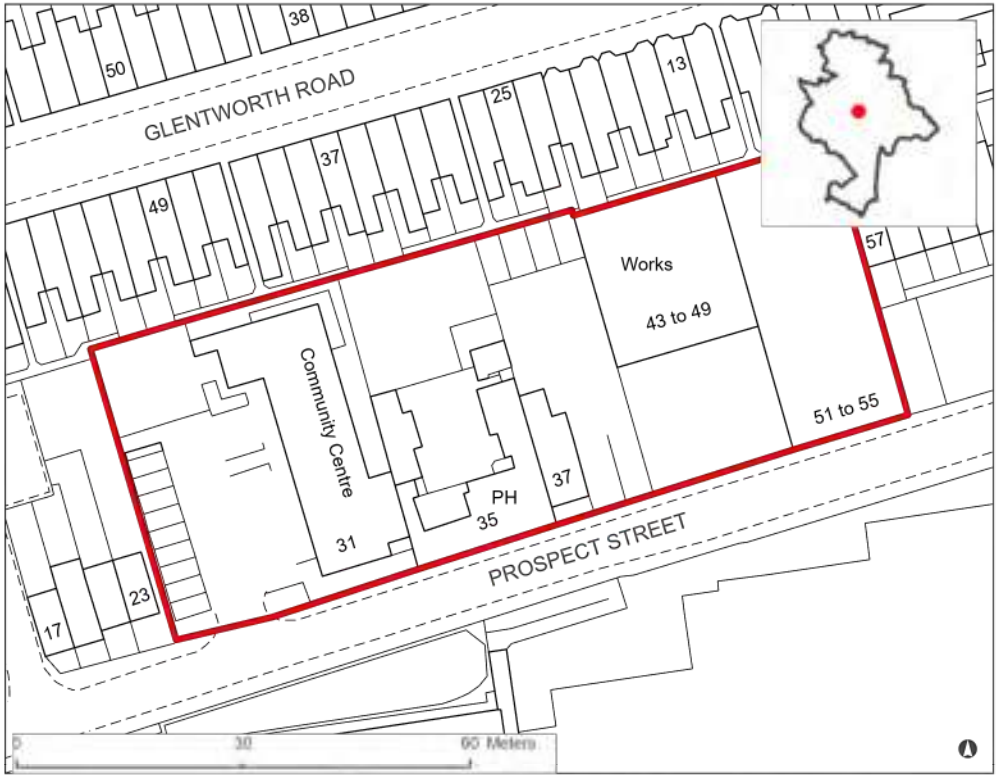
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 647 Radford Boulevard Prospect Street industrial area, Prospect Place



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Overall Conclusion: Could be Suitable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Approx 5 units 2 vacant. NCRELS recommends consider for release, stating poor buildings on a poor site . LA view is release the majority subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Partly in active employment use therefore subject to employment policy of the Local Plan. Site likely to be in multiple ownership. No proactive approach in place to bring site forward at present

Site Source: Disposal of Council

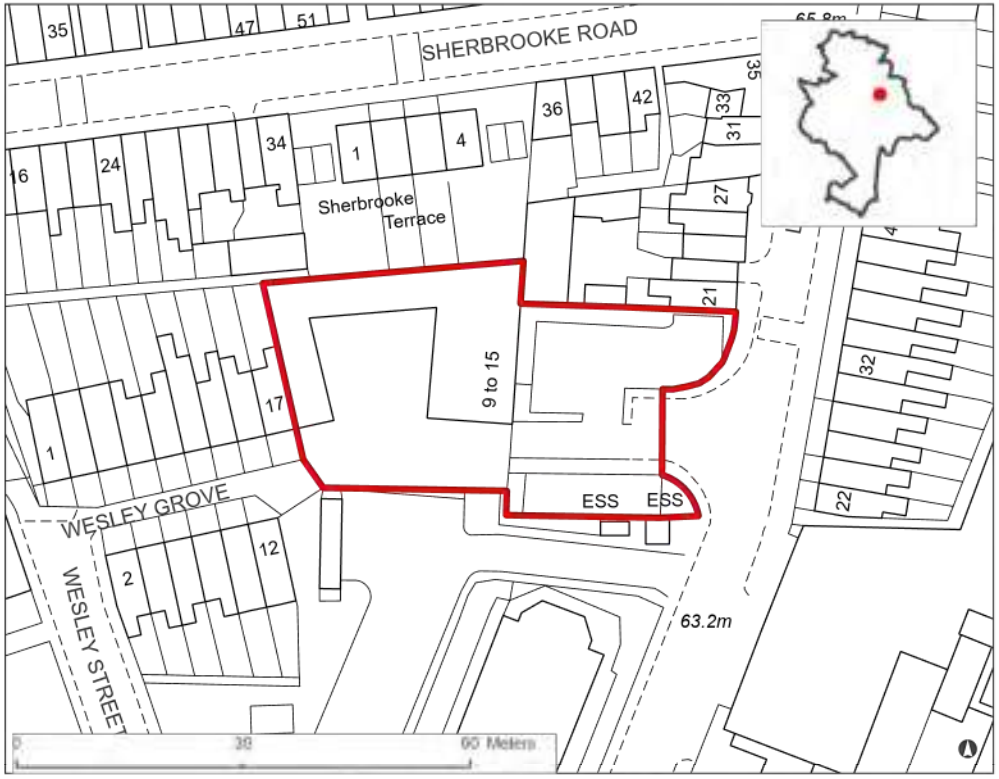
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 648 Former Industrial Site To West Of Car Park, Oak Street



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Overall Conclusion: Could be Suitable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:13/02143/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Lapsed permission, no significant other constraints. Agent confirmed for valuation purposes only

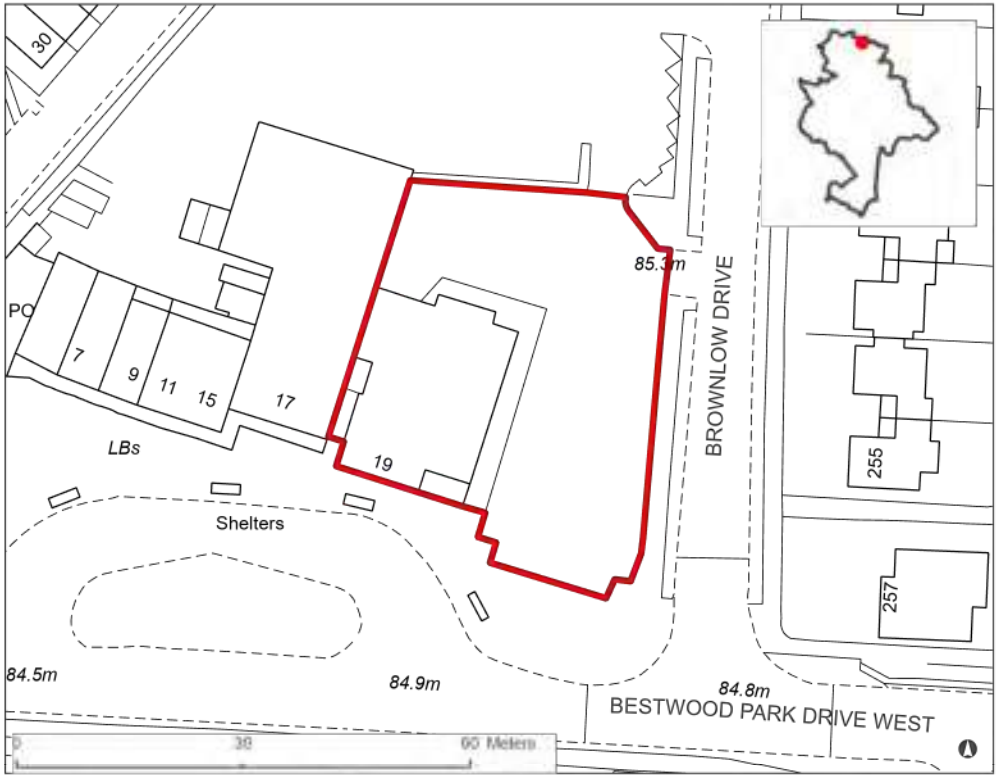
Site Source: Site / SHLAA Survey

Easting: 456938 **Northing**: 342199

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 658 Charles II Public House, Bestwood Park Drive West



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Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Not owned by a public authority

Reporting Status: Archive lapsed

Existing Use: unknown

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:15/01512/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Lapsed permission, no significant other constraints, site is regarded as suitable but project shelved due to insufficient funding

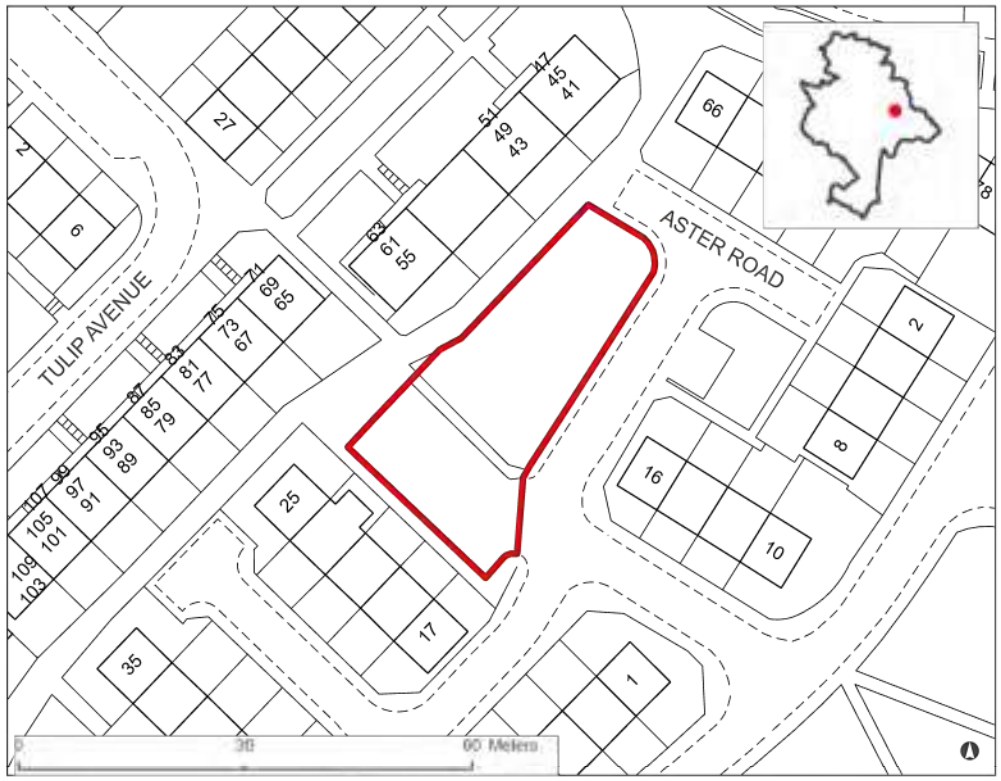
Site Source: Site / SHLAA Survey

Easting: 455541 **Northing**: 346218

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 666 Garage block, Aster Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: vacant garage block

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Likely to remain as garages and open space

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 680 Factory/warehouse, Swinburne Street



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: Factory/warehouse,

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:08/01524/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed.

Site Source: Site / SHLAA Survey

Easting: 458729 **Northing**: 340521

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 682 170-184 Carlton Road



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Overall Conclusion: Could be Suitable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: archive lapsed

Existing Use: Vacant

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:11/03391/PFUL3

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Residential permission has now expired. However, it is thought probable that a re-submission would generally be looked upon positively as the principle of residential development has already been established and agreed

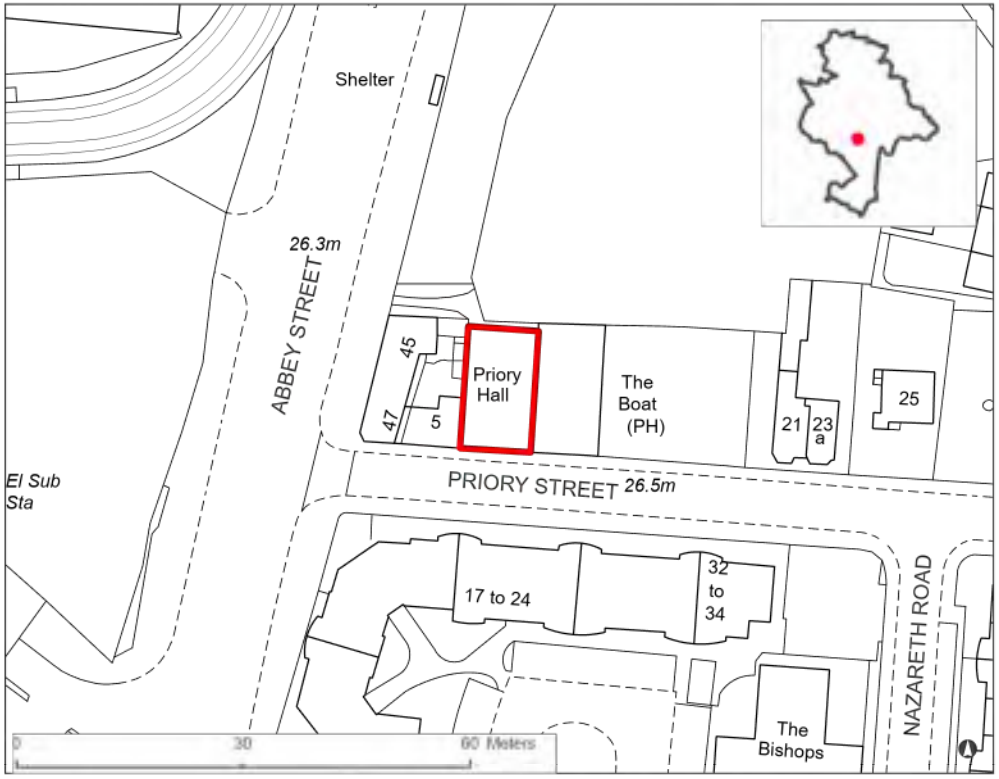
Site Source: Site / SHLAA Survey

Easting: 458601 **Northing**: 340307

Date first added to SHLAA: 14/12/2017

Last updated date: 29/08/2019

Site ID: 748 Priory Mission Hall, Priory Street



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Overall Conclusion: Could be Suitable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: Yes

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Pre 2006 Residential permission has now expired and no recent planning activity so considered unlikely to come forward in the plan period

Site Source: Site / SHLAA Survey

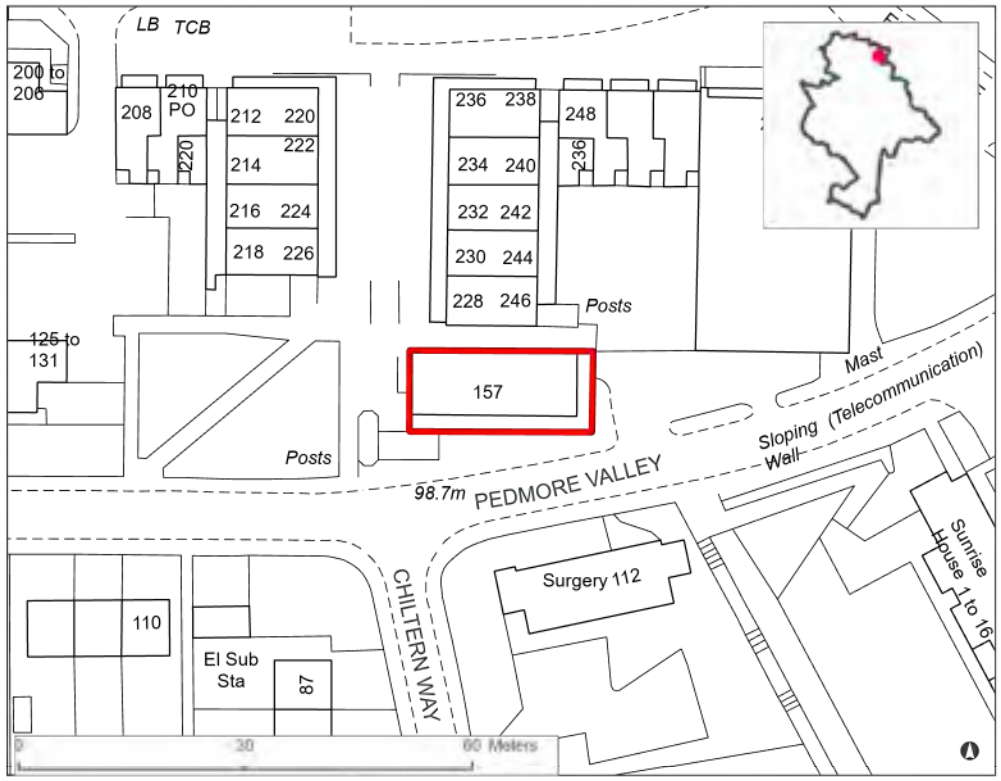
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 762 Pedmore Valley Dental Practice Pedmore Valley



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Overall Conclusion: Could be Suitable

Ward: Bestwood

Ownership Status: Unknown Ownership

Reporting Status: archive

Existing Use: Dental Practice

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:
Dental Practice

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 8 Radford Bridge Road electronic repairs, Radford Bridge Road



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Overall Conclusion: Could be Suitable

Ward: Wollaton West

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active use - convenience store and joinery manufacturers + active shed

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.13 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active site, part employment part retail, no recent pre-application discussion or signs of intention to develop

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 80 Walrus Waterproofs, Thames Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Employment use. below the threshold to be considered through NCRELS, in active employment use in the primary residential area. active -storage/ ind

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

In active employment use therefore any alternative use will have be tested by employment policy of the Local Plan. no sign of existing business ceasing trade, or approach about bringing the site forward for residential development

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 82 Overgrown back land, Severn Street



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Overall Conclusion: Could be Suitable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Vacant industrial. most recent use is industrial therefore residential development will be subject to policy

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site vacant recently sold at auction by savills. likely to be significant contamination issues, no recent pre application discussions about residential. residential development is possible but subject to employment policy of the Local Plan.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 88 PJs Autos, St. Albans Road



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Overall Conclusion: Could be Suitable

Ward: Bulwell Forest

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car repairs

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active car repairs business, contamination likely. no sign of business ceasing trade, or recent pre application discussions about bringing forward a residential scheme.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 890 NCC Depot, Harvey Road



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Overall Conclusion: Could be Suitable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Ncc depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.33 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site currently has a large depot on site therefore non d/d .

Site Source: Site / SHLAA Survey

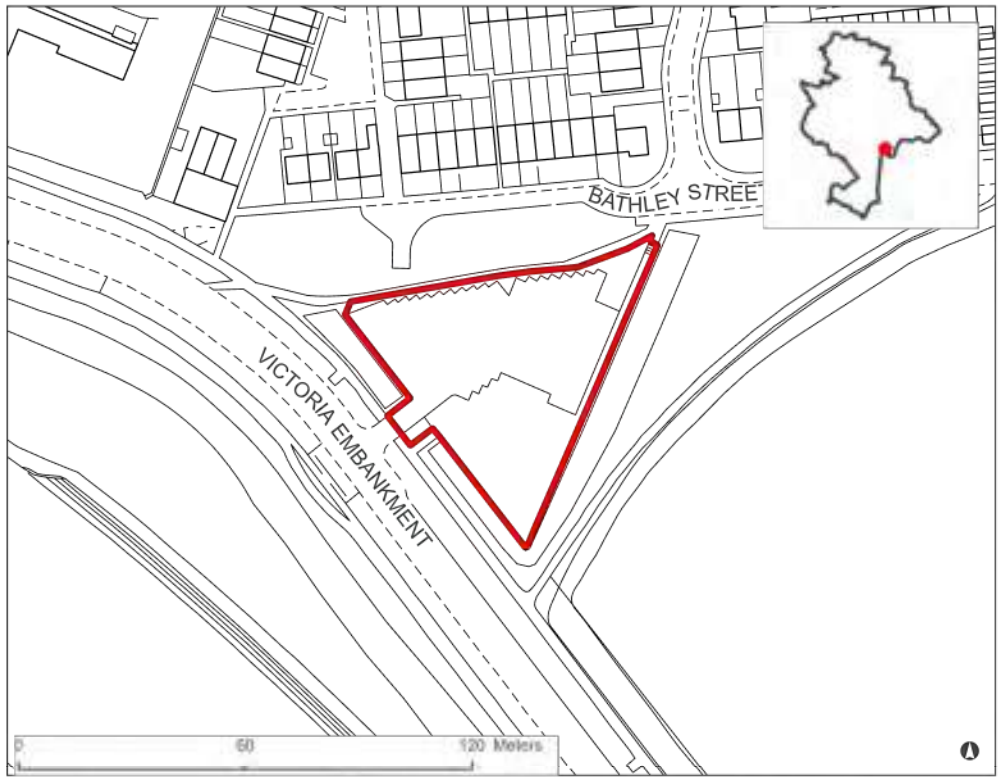
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 891 Toll Bridge Inn, Victoria Embankment



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.32 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Community use favoured by NCC therefore unlikely for all the land to all be suitable for residential,

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 933 76 Wilford Grove



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Overall Conclusion: Could be Suitable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.34 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Site is located within ea flood zone 3 and trent sfra zone 3, therefore any development depends upon detailed flood risk assessment. In active industrial uses/ play ground. Unlikely to come forward without public intervention

Site Source: Site / SHLAA Survey

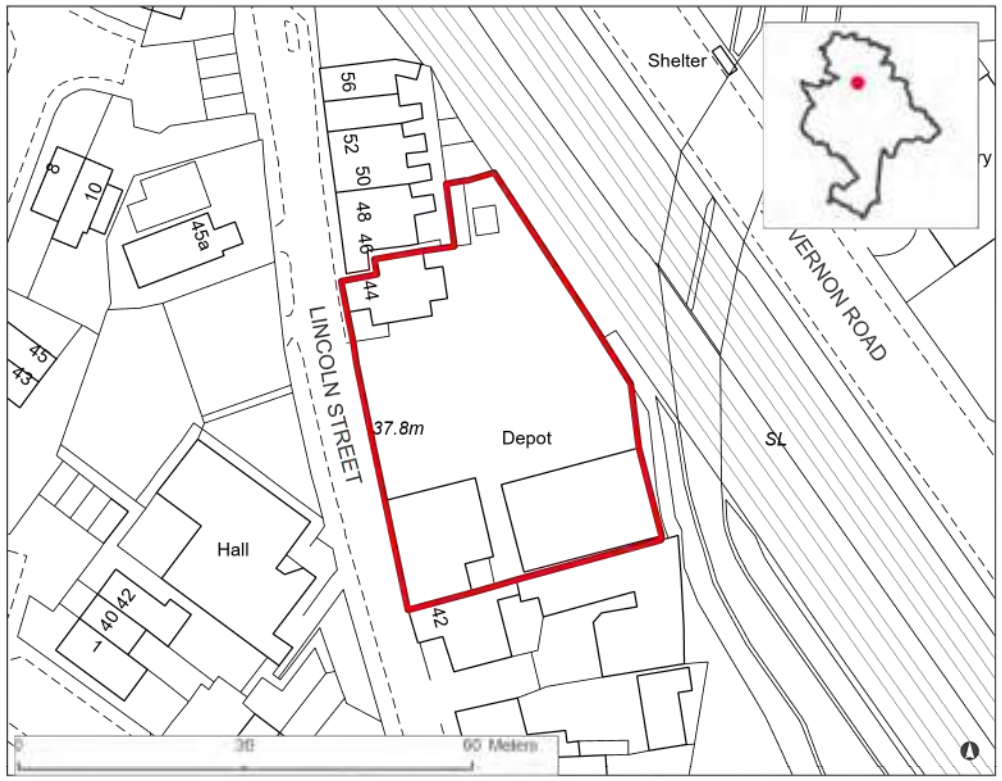
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 94 H Slade and Sons, Lincoln Street Old Basford



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Overall Conclusion: Could be Suitable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: 1 residence plus active haulage yard

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.15 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Could be Suitable

Current or Previous Application Ref:N/A

LAPP Reference:

Overcoming non-standard constraints

Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: Yes

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Reasoned Justification:

Active haulage yard, site has flood risk issues, no sign of any intention of develop for residential

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

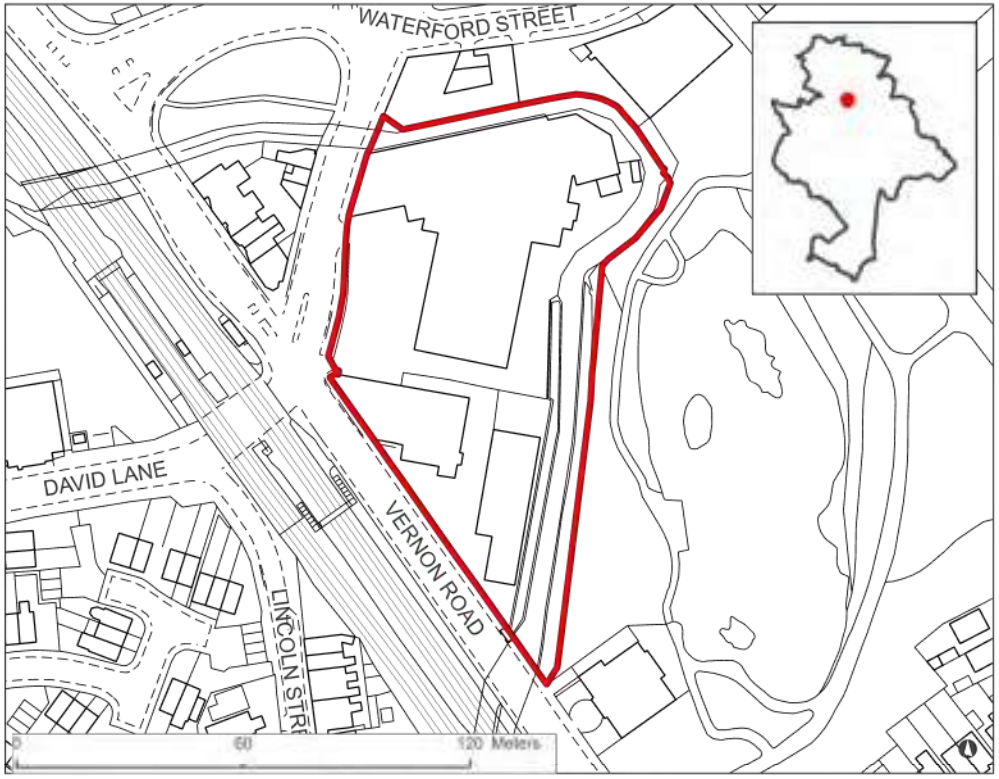
Easting:

Northing:

Last updated date:

Sites which are Not Deliverable or Developable

Site ID: 103 Vernon Trading Estate, Vernon Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: 6 employment units, 2 vacant, NCRELS recommends consider for release, recommends release the majority subject to NLP policy.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Majority of the site in active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Submitted by other public sector body

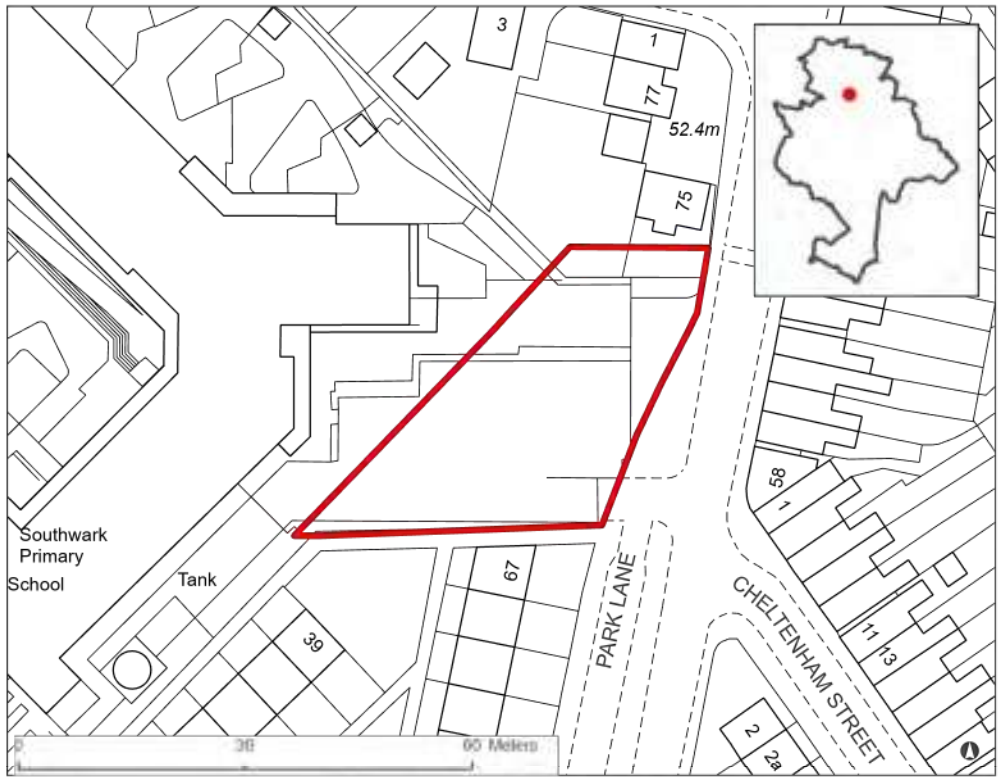
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 106 Allotment corner Park Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Open space amenity land. In use as open space therefore development subject policy of NLP. where disposal will be informed by the need.

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.11 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site used as a car park - no sign ofchange, therefore non d/d.

Site Source: Site / SHLAA Survey

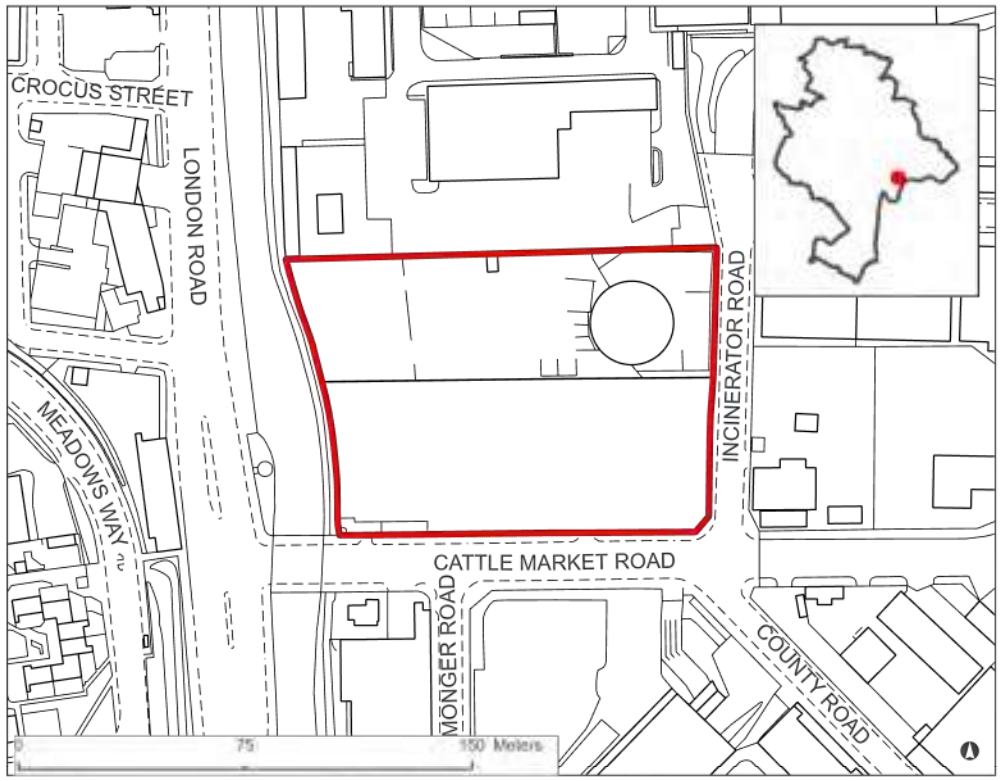
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1122 Wing Yip, London Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

No recent pre-application discussions for residential. Unsuitable , no sign of site coming forward, therefore non d/d .

Site Source: Site / SHLAA Survey

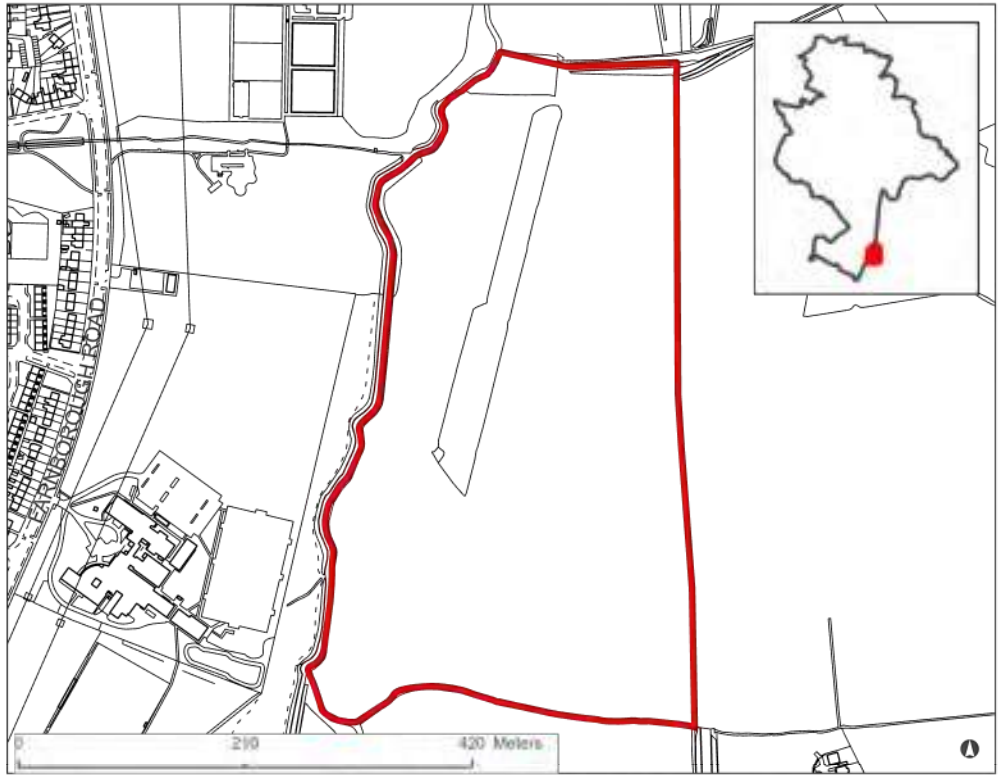
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1140 Land east of South Nottingham College / Land West of Wilford Road, Farnborough Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: Yes

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Ruddington

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 17.19 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site is located within Green Belt in a sensitive location preventing coalescence of the principal urban area and Ruddington. Site is neither developable nor developable at present.

Site Source: submitted by other public sector body

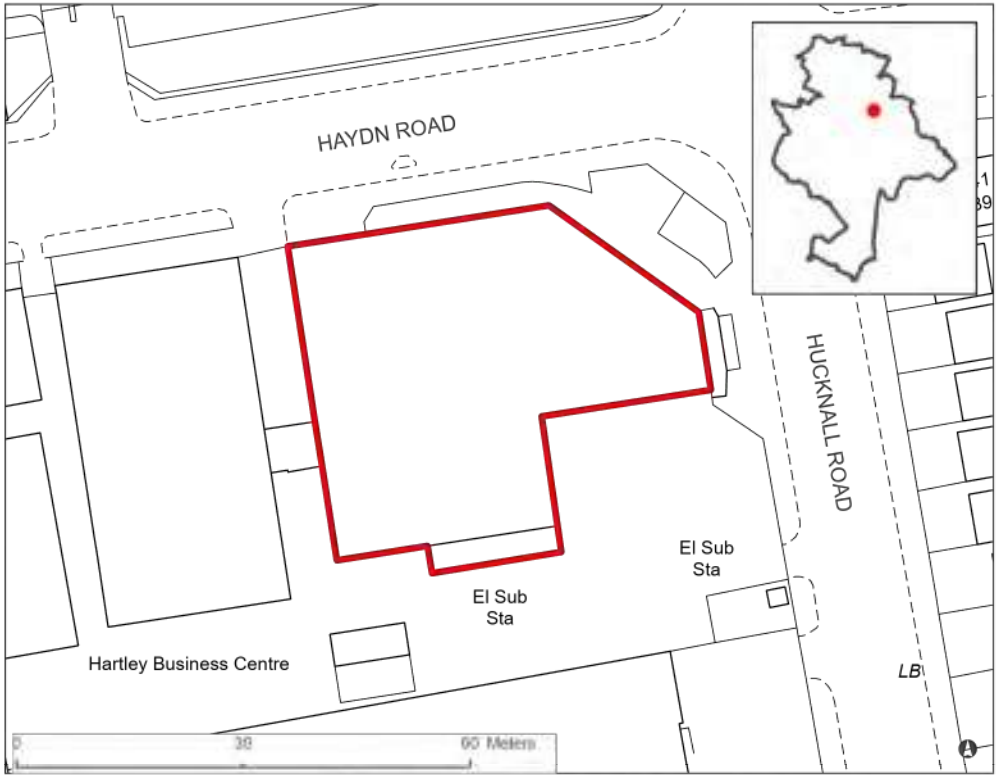
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 115 Hartley workspace, Hucknall Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Berridge

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Employment site retain or land use has policy protecting current use. majority active employment uses, NCRELS recommended retain. low level light industry and office uses appear to be some vacancies

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.18 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Presumption against residential development subject to employment policy of the Local Plan, no sign of intention to develop therefore non d/d unless circumstances change.

Site Source: Site / SHLAA Survey

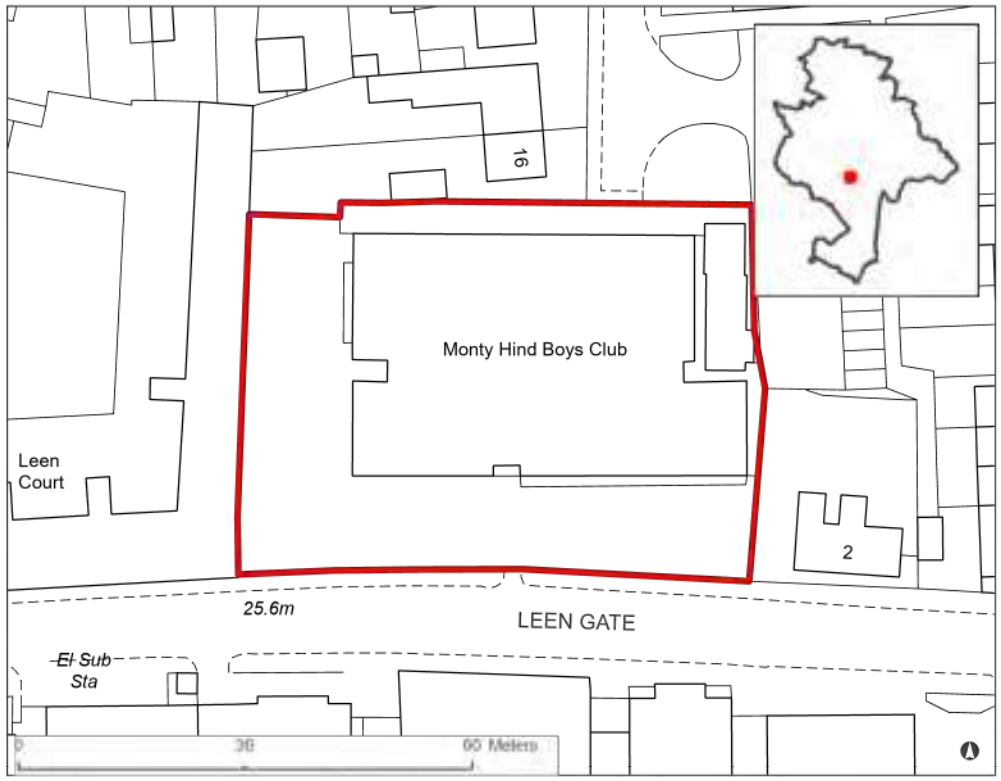
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 12 Monty Hind Training Centre, Leengate



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active centre with sports hall to rear

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.33 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active community use no immediate signs of use ceasing activity therefore non d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 136 CRI Print, Hartley Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Radford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment units. NCRELS recommends consider for release, stating average building on average site. View is probably retain

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

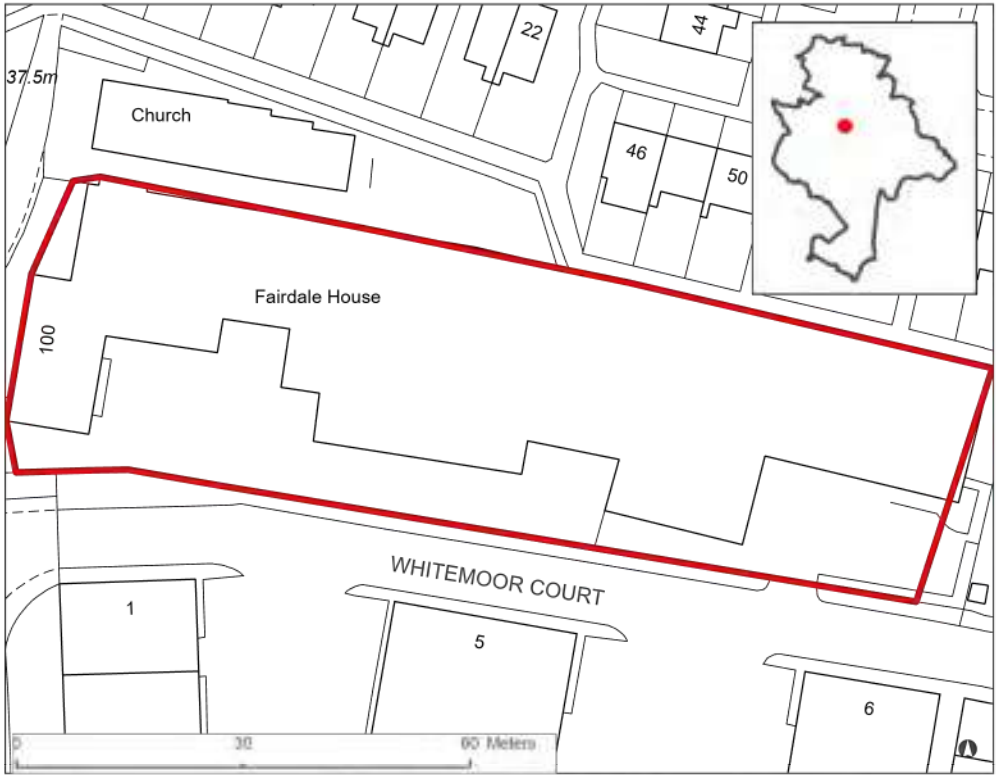
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 151 RMB and Plumb, Alfreton Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: part boarded up, part in use

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.44 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore subject to employment policy of the Local Plan. No recent pre-application discussions for residential. Unsuitable , no sign of site coming forward, therefore non d/d.

Site Source: Site / SHLAA Survey

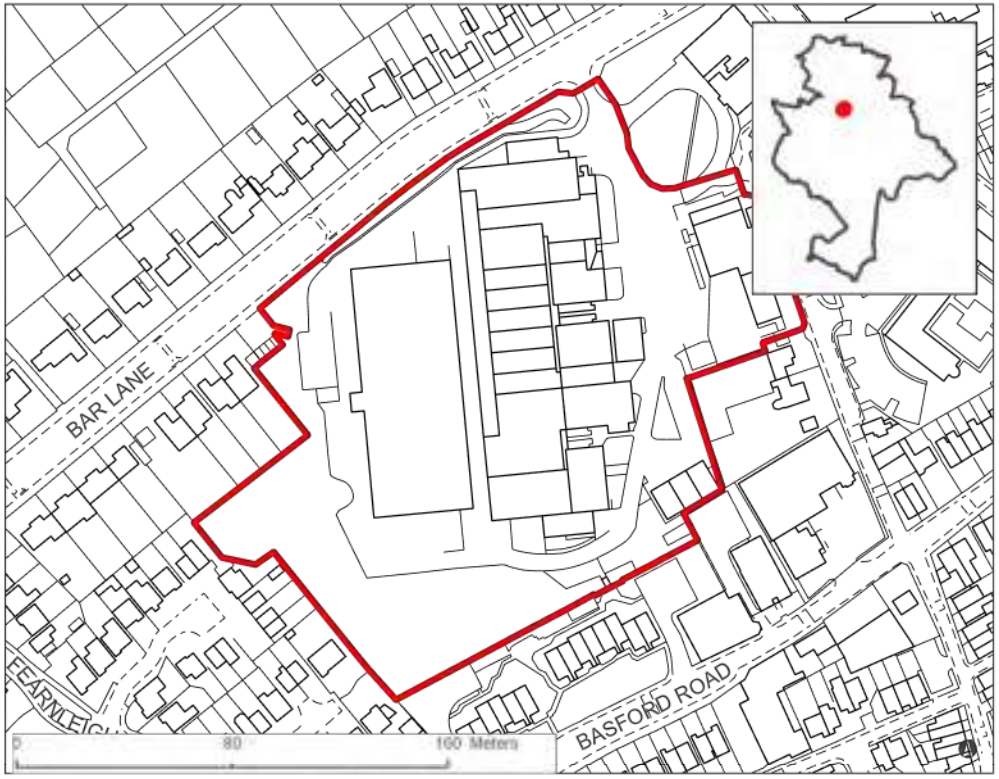
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 152 Industrial park, Bar Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment units although there are some vacancies.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 2.89 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use. Subject to employment policy of the Local Plan

Site Source: Disposal of Council asset

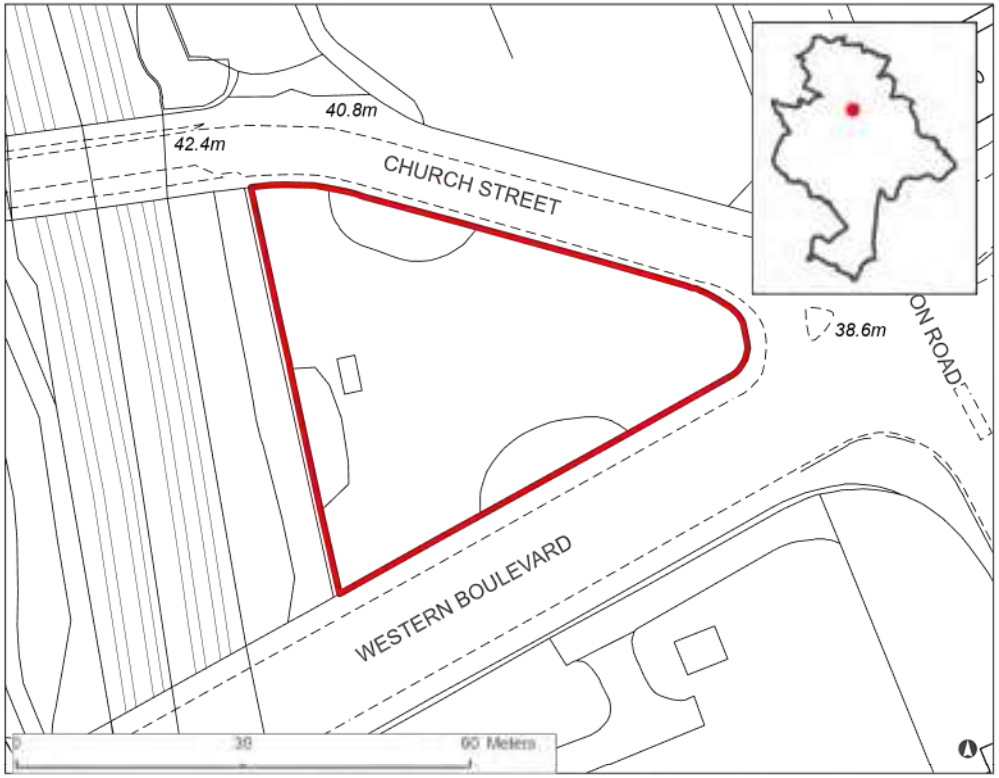
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 153 Green area, Western Boulevard



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Open space - connected to the chruch green space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.2 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

In use and accessible as open space at the moment therefore protected by Open Space policy of Local Plan. Site is of considerable amenity value in its current form hosting a number of mature trees, would be worthy of TPO

Site Source: Site / SHLAA Survey

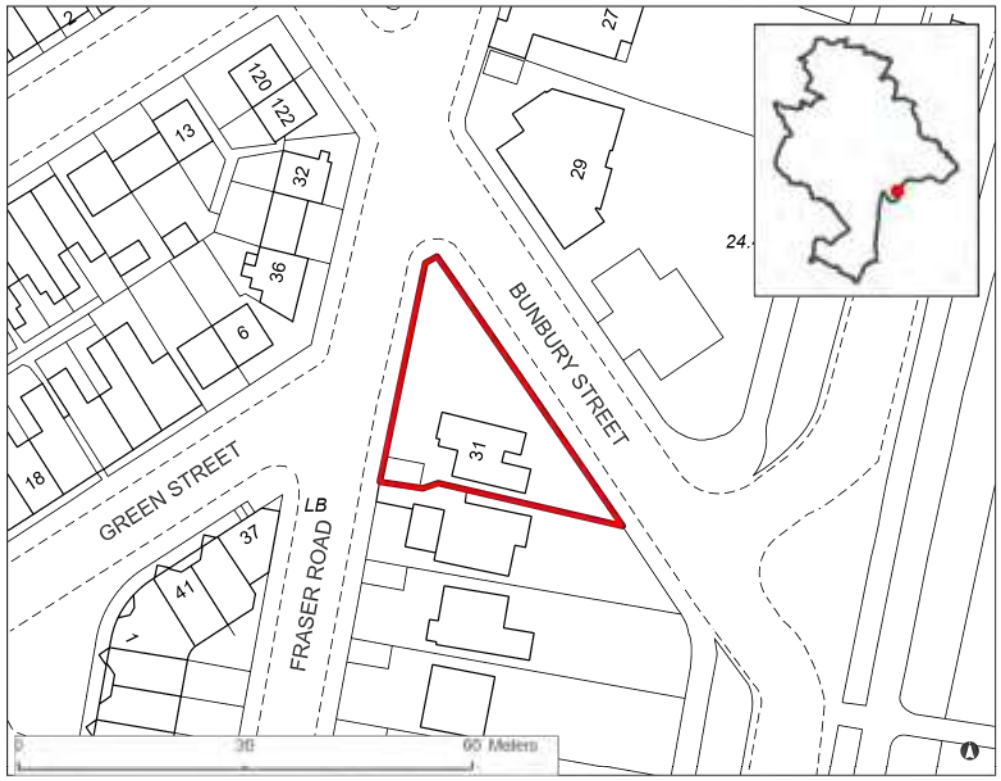
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1569 31 Victoria Embankment



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.05 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Refused permission.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1572 66 Latham Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Refused permission.

Site Source: Site / SHLAA Survey

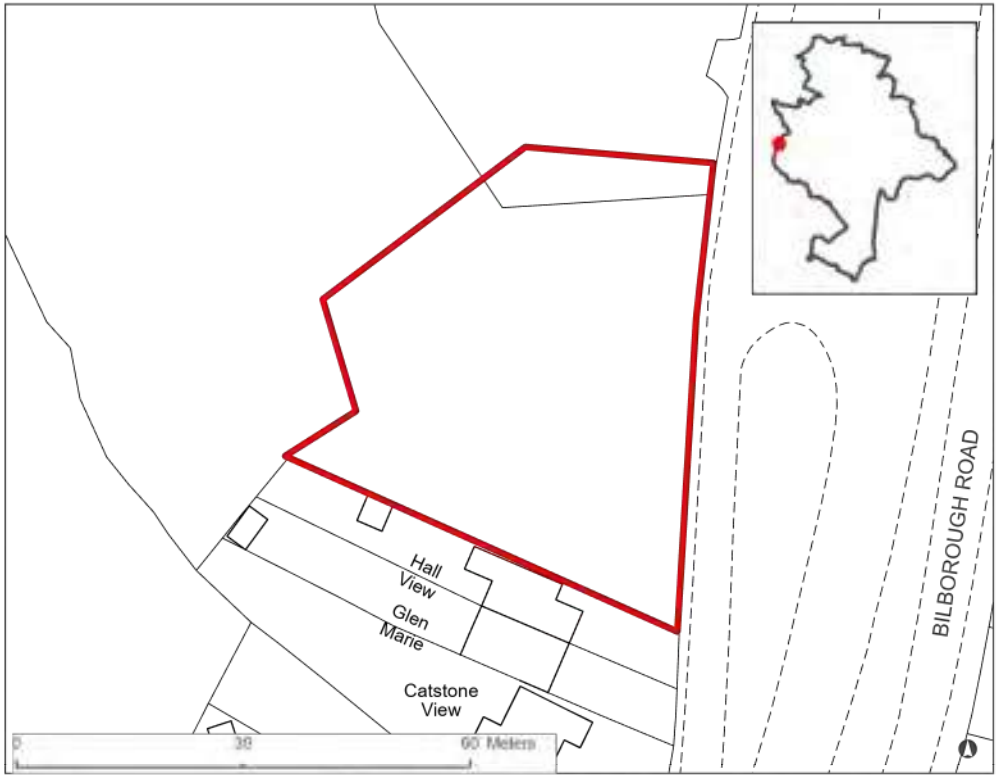
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1575 Land north of Hall View, Bilborough Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Withdrawn application.

Site Source: Site / SHLAA Survey

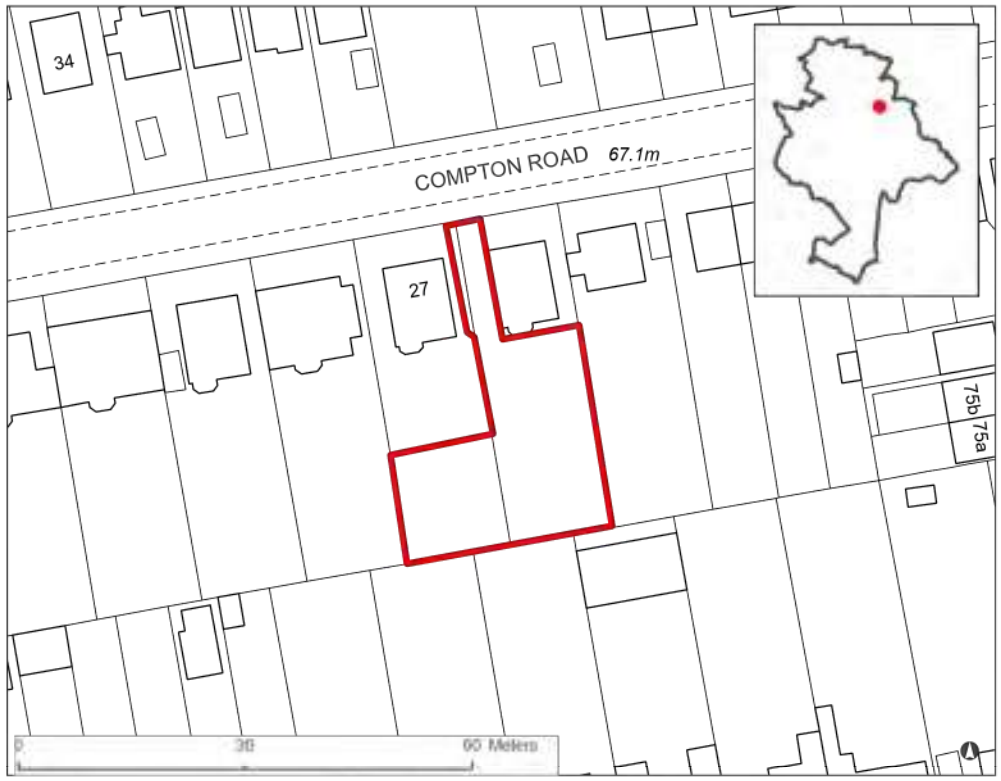
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1576 Land to rear of 25 and 27 Compton Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Sherwood

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Refused planning permission.

Site Source: Site / SHLAA Survey

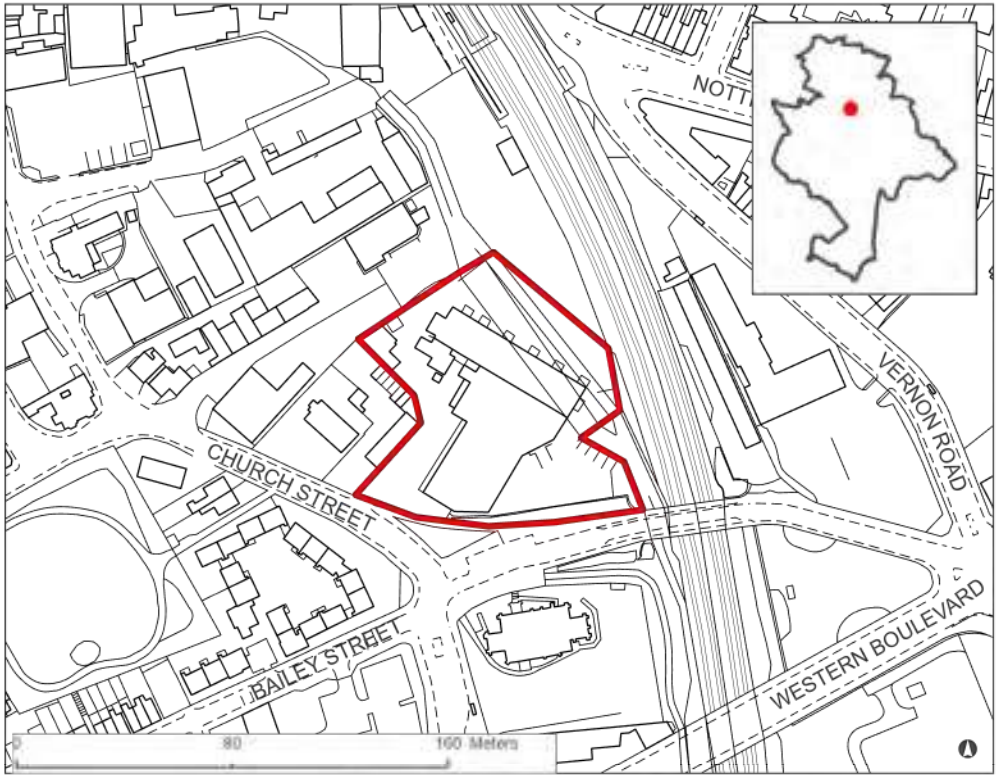
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 1628 Church View Industrial Park, Church Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.7 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site lies entirely in Flood Zone 3 and the River Leen is culverted under the site/building footprint. Proximity to railway line/tram line could also be an issue for residential development. Site is not suitable, so assume non-d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 176 A1 Window Systems, Varney Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Active employment use. protected by policy of NLP.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.14 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

In active employment therefore presumption against residential development subject to employment policy of the Local Plan. No sign of any intention to develop, site is therefore non d/d.

Site Source: Site / SHLAA Survey

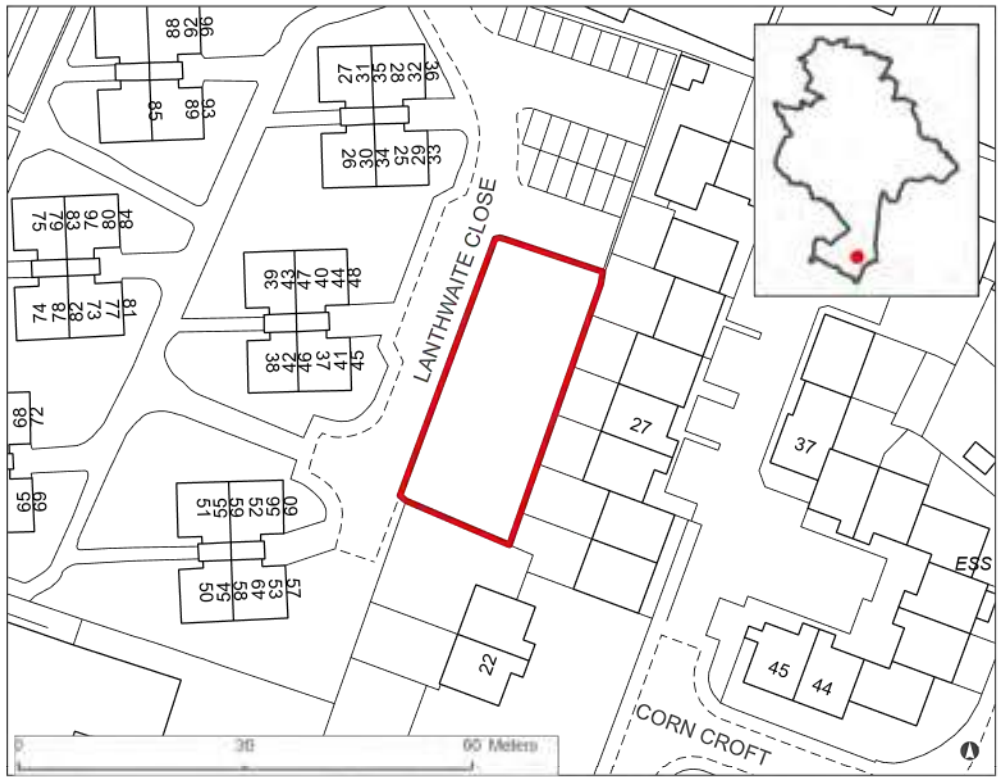
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 184 Area of amenity open space, Lanthwaite Close



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space - amentiy land amenity grassland

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.06 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Open space not part of the network but still protected. Site hosts mature trees, no sign of any intention to develop therefore site is non d/d

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 196 Scrap yard, Bulwell Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. active employment use, NCRELS states average buildings on average site. LA recommends retain

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.53 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 197 Russell House, Bulwell Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site consider for release or land has conditional planning policy concerning its retention. active employment site unsuitable subject to policy of NLP.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan.

Site Source: Disposal of Council asset

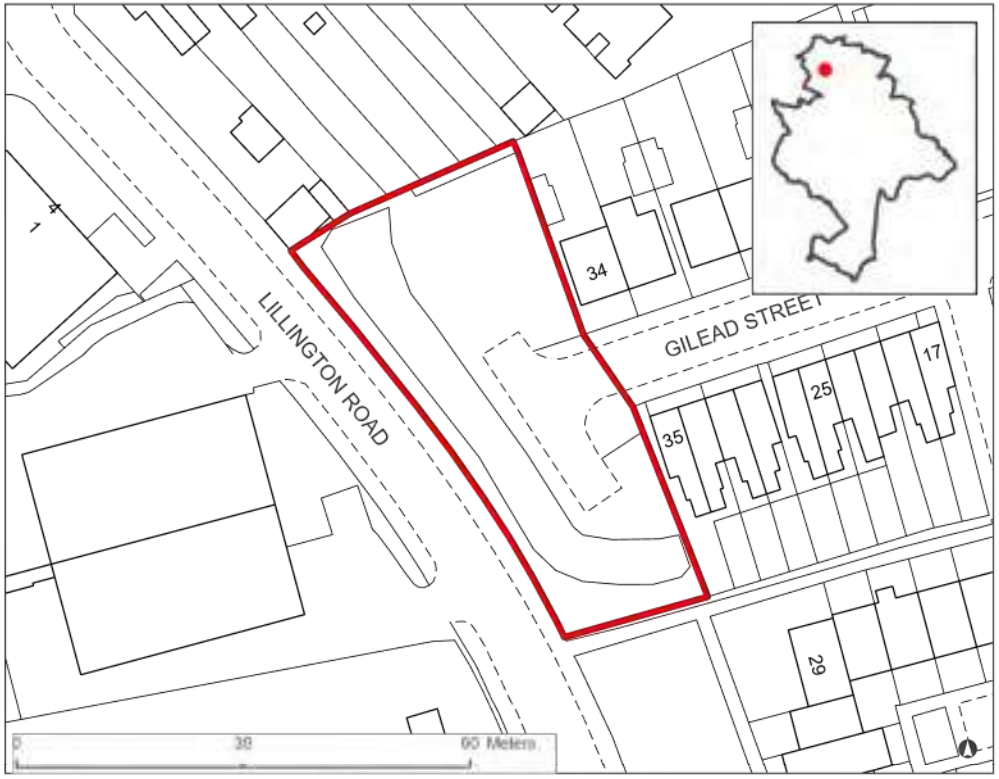
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 211 End of Gilead Street, Lillington Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space - amenity land. area of open space but not part of the open space network.

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Area of amenity land protected by open space policy. No sign of any intention to bring this site forward for development. Unlikely to ever come to fruition therefore non d/d .

Site Source: Site / SHLAA Survey

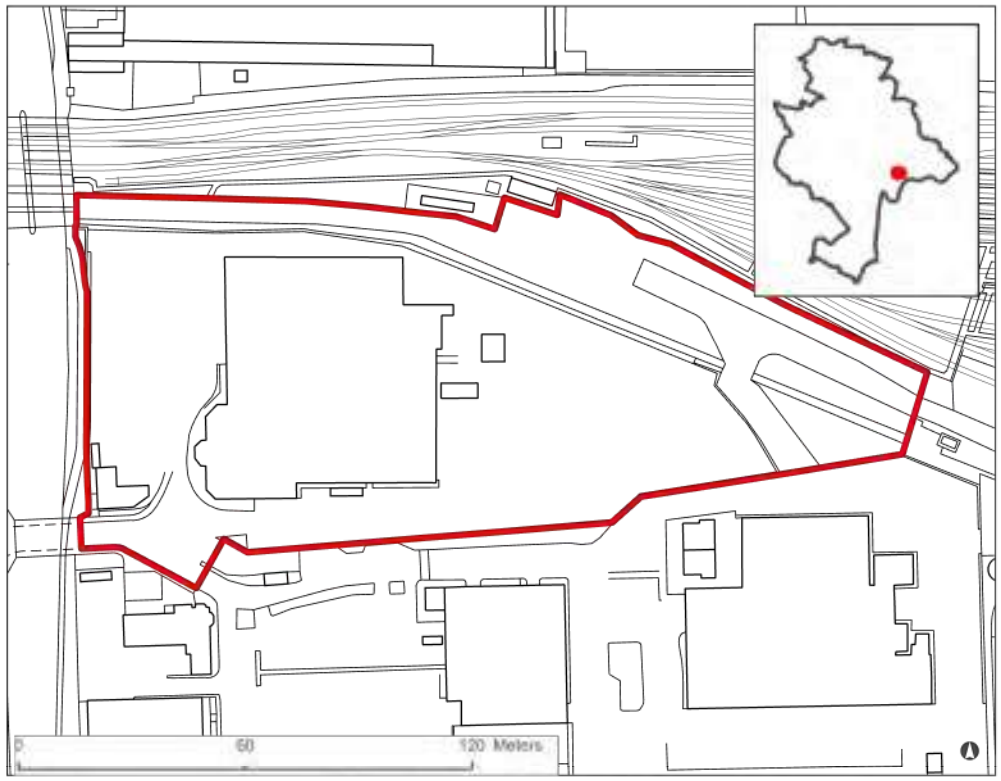
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2146 Former Hartwells, London Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.64 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

planning permission for non residential

Site Source: Site / SHLAA Survey

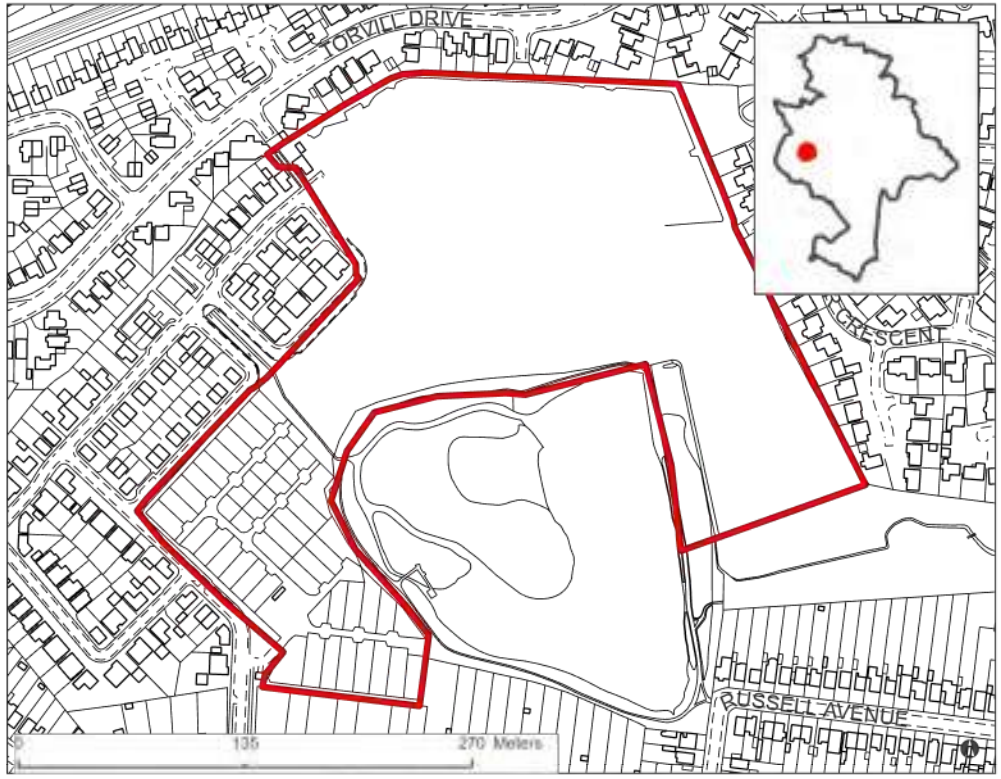
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2225 Remainder of Radford Bridge Allotment site, off Russell Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 7.32 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Allotments in use are not suitable therefore non-developable and non developable

Site Source: Site/SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date: 14/08/2019

Site ID: 2243 Carlton Road/Castle College – extended site boundary



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: not owned by a public authority

Reporting Status: Non D/D

Existing Use: Open Space

Land Type: Greenfield

Planning Status:

Construction Status: no

Site Area: 8.81 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Known contamination issues (closed landfill, ground contamination). The site is part of the Open Space Network and is not considered suitable.

Site Source: submitted by private owner/agent/developer

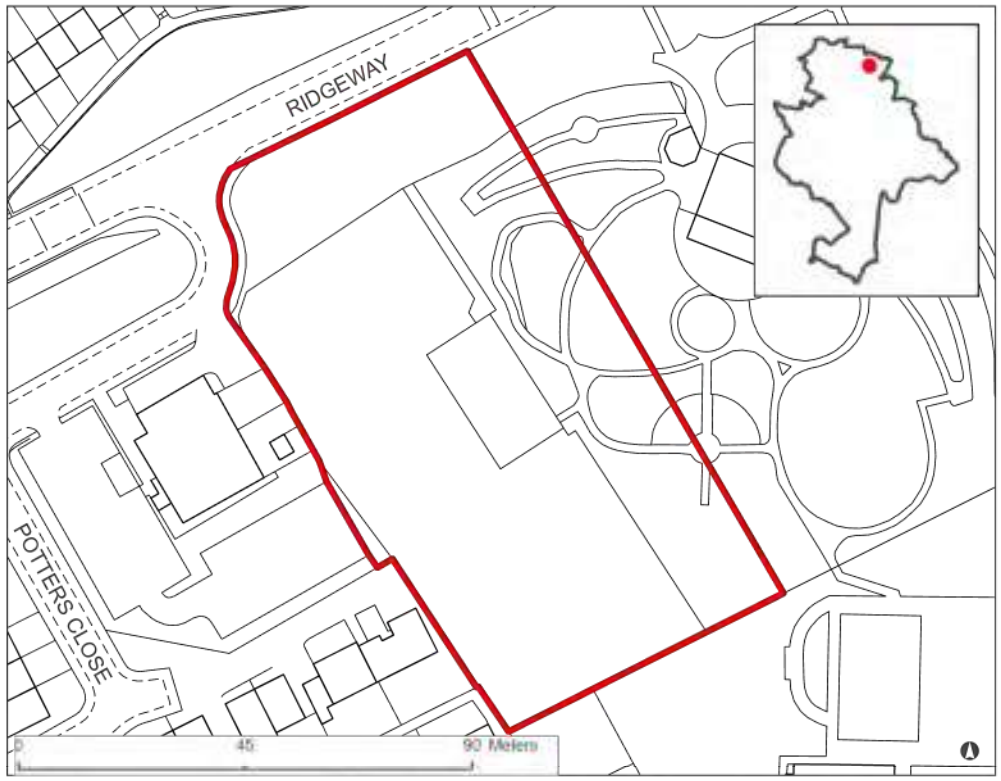
Date first added to SHLAA: 14/12/2018

Easting:

Northing:

Last updated date:

Site ID: 242 Western part of playing field adjacent to Top Valley Social Club, Ridgeway



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bestwood

Ownership Status: Mixed ownership

Reporting Status: non d/d

Existing Use: Vacant open space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.8 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Unlikely to be developed for residential development

Site Source: Site/SHLAA Survey

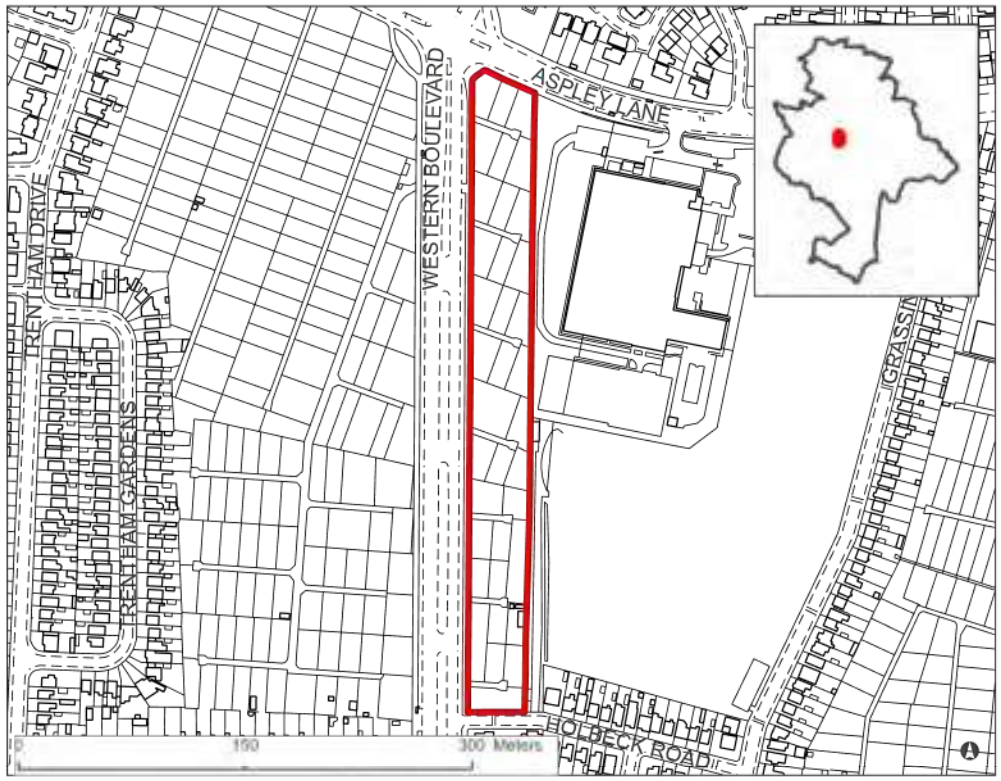
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2423 New Aspley Gardens Allotments - East



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status:

Construction Status:

Site Area: 1.66 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

Site Source: submitted by private owner/agent/developer

Date first added to SHLAA: 14/12/2018

Easting:

Northing:

Last updated date:

Site ID: 2424 New Aspley Gardens Allotments - West



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Leen Valley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Allotments

Land Type: Greenfield

Planning Status:

Construction Status:

Site Area: 8.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.

Site Source: submitted by private owner/agent/developer

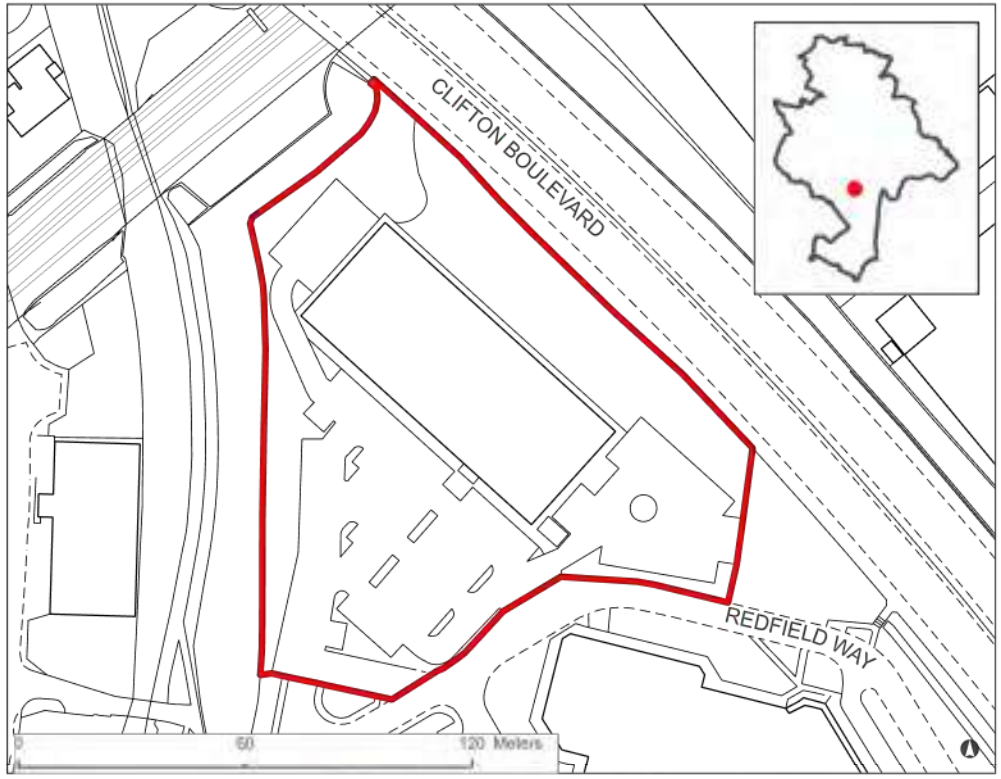
Date first added to SHLAA: 14/12/2018

Easting:

Northing:

Last updated date:

Site ID: 2425 Ten Pin Bowling, Redfield Way, Lenton, Nottingham



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use: Ten Pin Bowling Alley

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.33 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Site is in an unsuitable location for residential development, and more suitable for industrial/business use

Site Source: submitted by private owner/agent/developer

Easting:

Northing:

Date first added to SHLAA: 14/12/2018

Last updated date:

Site ID: 2426 Charnwood Centre



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton East

Ownership Status: not owned by a public authority

Reporting Status: Non D/D

Existing Use: Education / Open Space

Land Type: Brownfield

Planning Status:

Construction Status: no

Site Area: 7.51 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Not Suitable. The location performs well in Green Belt terms and it is considered that there are no exceptional circumstances to justify allocation. Unlike site PA59 which closely hugs the edge of the urban area, this site has a comparatively open aspect where development is likely be more intrusive and have greater impact on the Green Belt and Landscape Character. The site is also constrained by transmission lines at the front of the site and a sewer to the rear. The transmission lines, unless relocated, would prevent development from directly abutting the existing urban area. Site is at risk of flooding.

Site Source: submitted by private owner/agent/developer

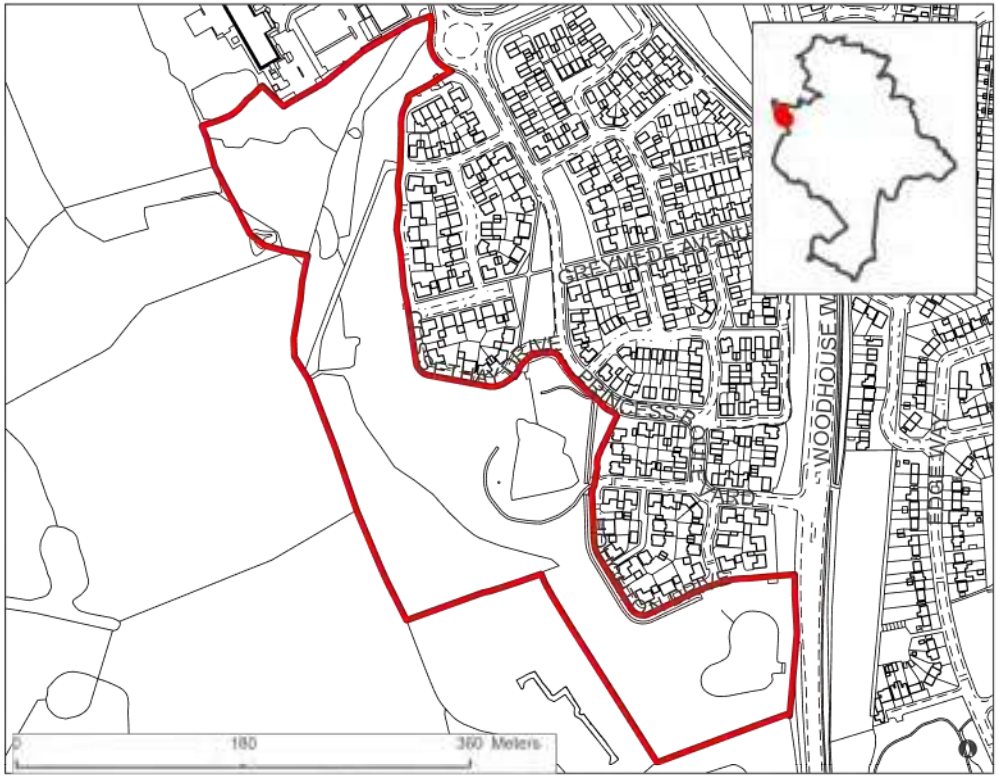
Date first added to SHLAA: 14/12/2018

Easting:

Northing:

Last updated date:

Site ID: 2499 Extension to Woodhouse Park



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: Yes

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

<FNT style="Bold">Ward</FNT>: Nuthall East & Strelley

Ownership Status: Not owned by a public authority

Reporting Status: Non D/D

Existing Use:

Land Type: Greenfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 8.21 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Grade 3 agricultural land, within the Green Belt. Principle of residential development on this site would be policies of the Local Plan and therefore unsuitable and non d/d and policy constraints unlikely to be ever overcome.

Site Source: 3rd Party Submission

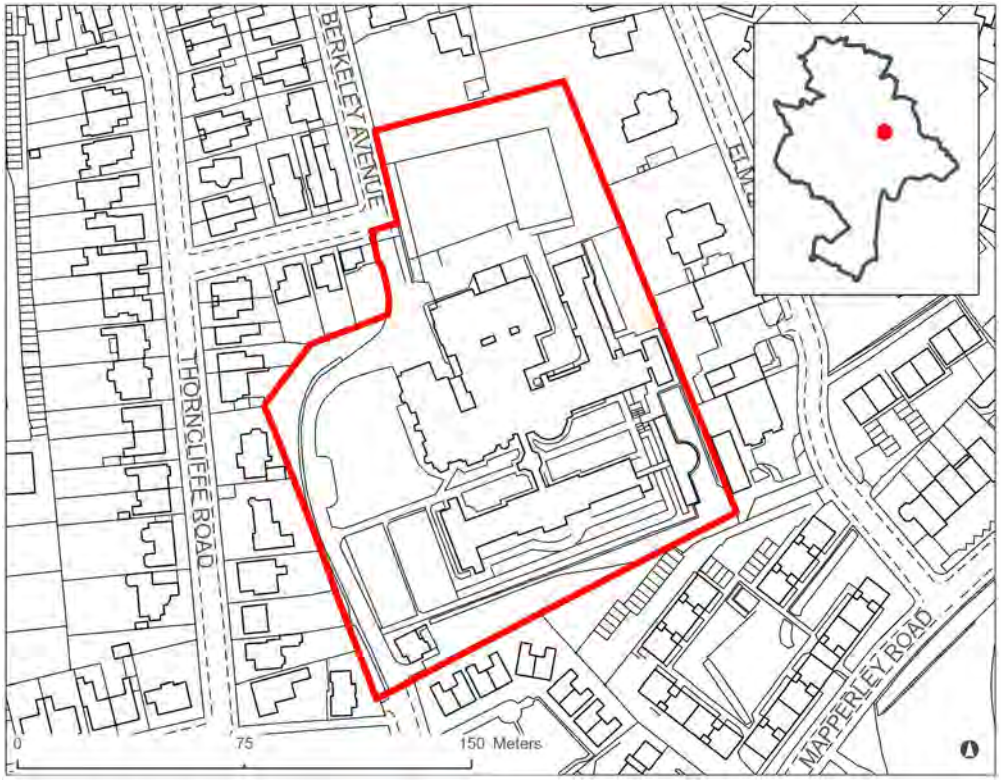
Date first added to SHLAA:

Easting: 0

Northing: 0

Last updated date:

Site ID: 25 Muslim school, Thorncliffe Rise



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Educational private school

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.83 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site is an active use as a private school, whilst the site in a good location for residential development there are no signs that the existing use will cease activity, therefore not considered d/d .

Site Source: Site / SHLAA Survey

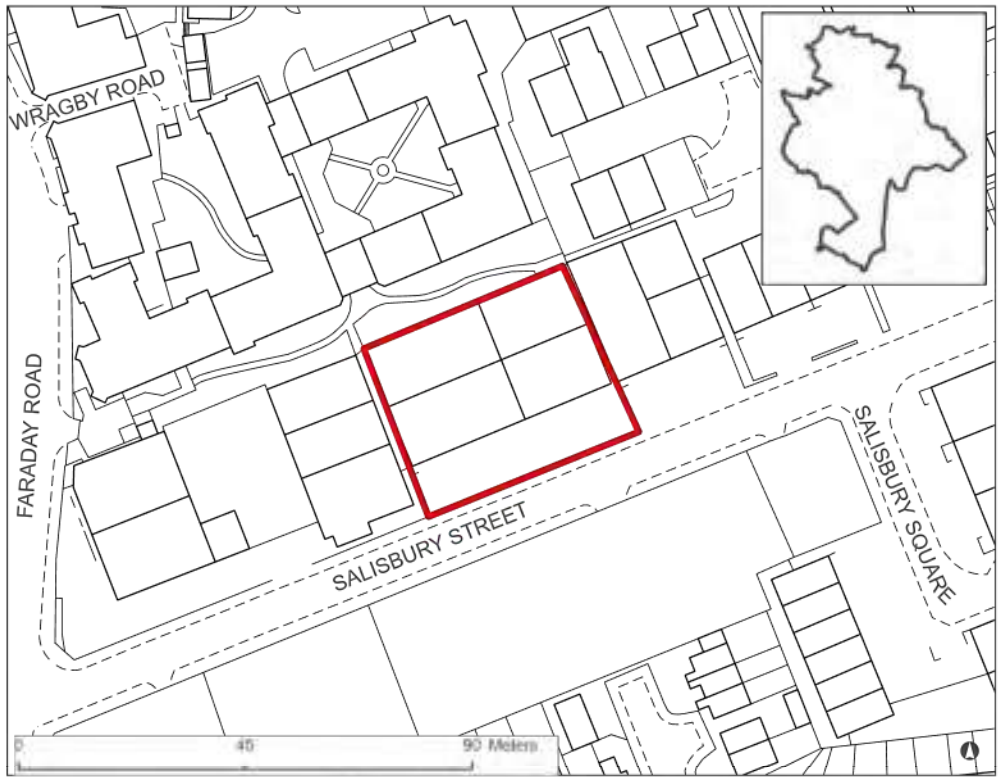
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 2526 Units 1 to 4, Salisbury Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA:

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward:

Ownership Status: Not owned by a public authority

Reporting Status:

Existing Use:

Land Type: Brownfield

Planning Status:

Construction Status:

Site Area: 0.16 (Hectares)

Site Viability Zone:

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:

LAPP Reference:

Reasoned Justification:

Unsuitable due to the loss of employment site and principal of the student accommodation within this location.

Site Source:

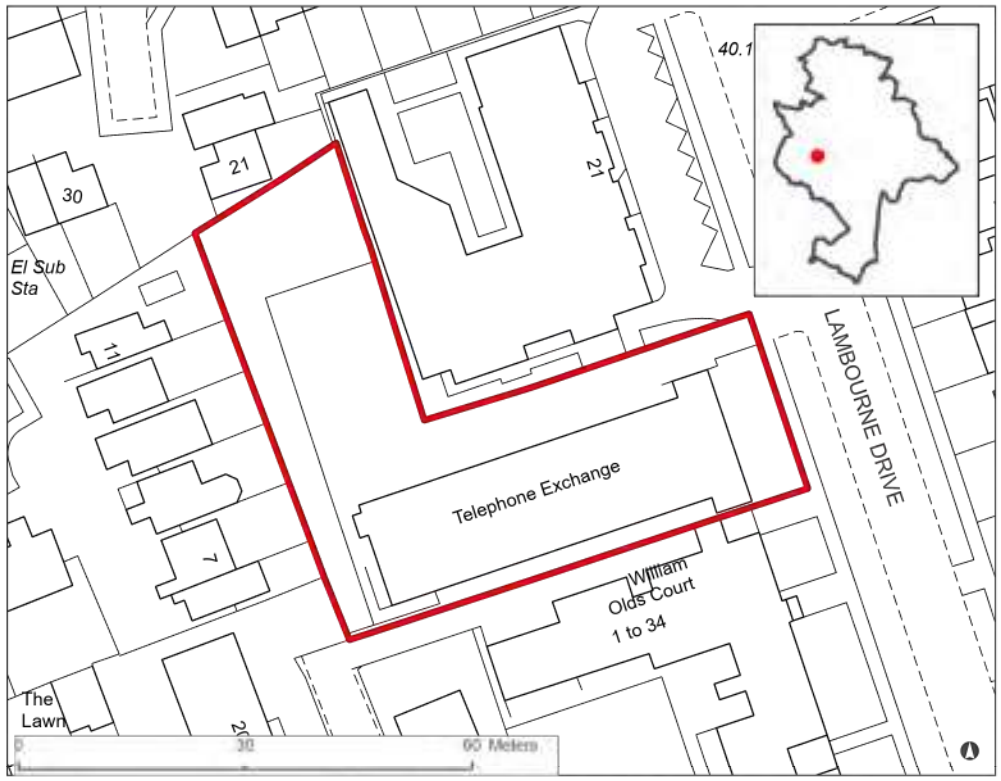
Date first added to SHLAA:

Easting:

Northing:

Last updated date:

Site ID: 3 Telephone Exchange, Lambourne Drive



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Wollaton West

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Appears in active employment use therefore, presumption against residential development subject to policy of NLP. not identified in NCRELS as below threshold

Land Type: Brownfield

Planning Status: Not Permissioned

Construction Status: No

Site Area: 0.23 (Hectares)

Site Viability Zone: Zone 1: High house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 385 Laundry at northern end of industrial estate, Canterbury Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: NCRELS recommends consider for release stating average buildings on an average site poor overall, LA states probably partial release

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.55 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment uses therefore subject to employment policy of the Local Plan, no sign of any intention to bring site forward for development. unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

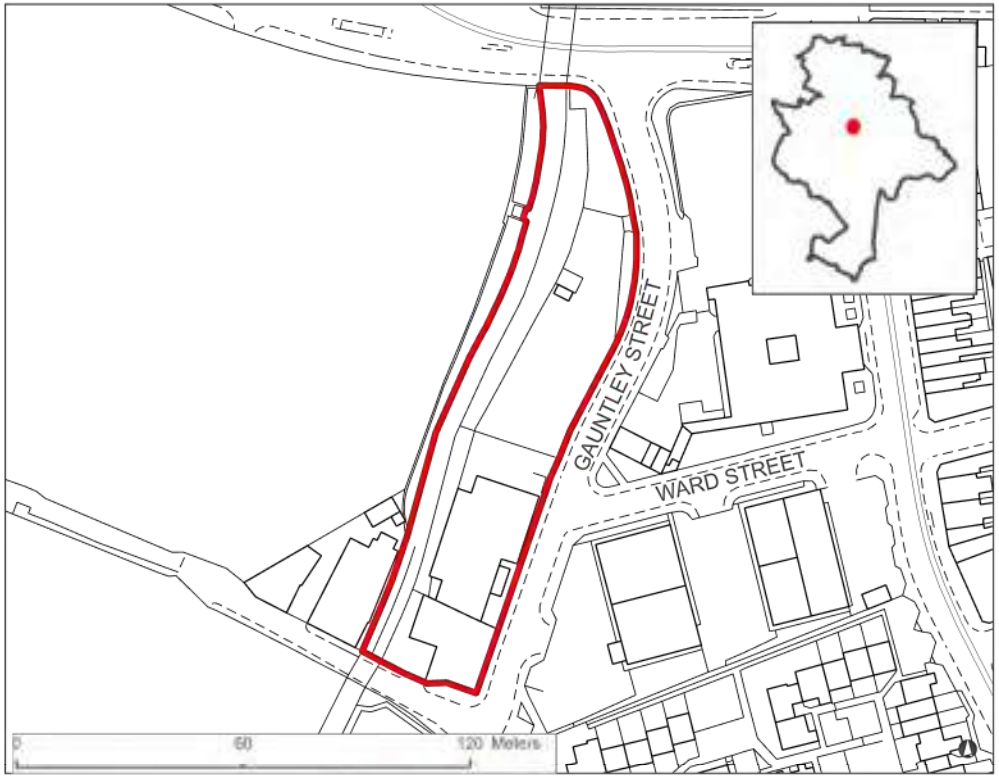
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 512 Industrial buildings, Gauntley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment uses. NCRELS recommends consider for release stating average buildings on an average site but poor overall. LA view is probably partial release

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.48 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

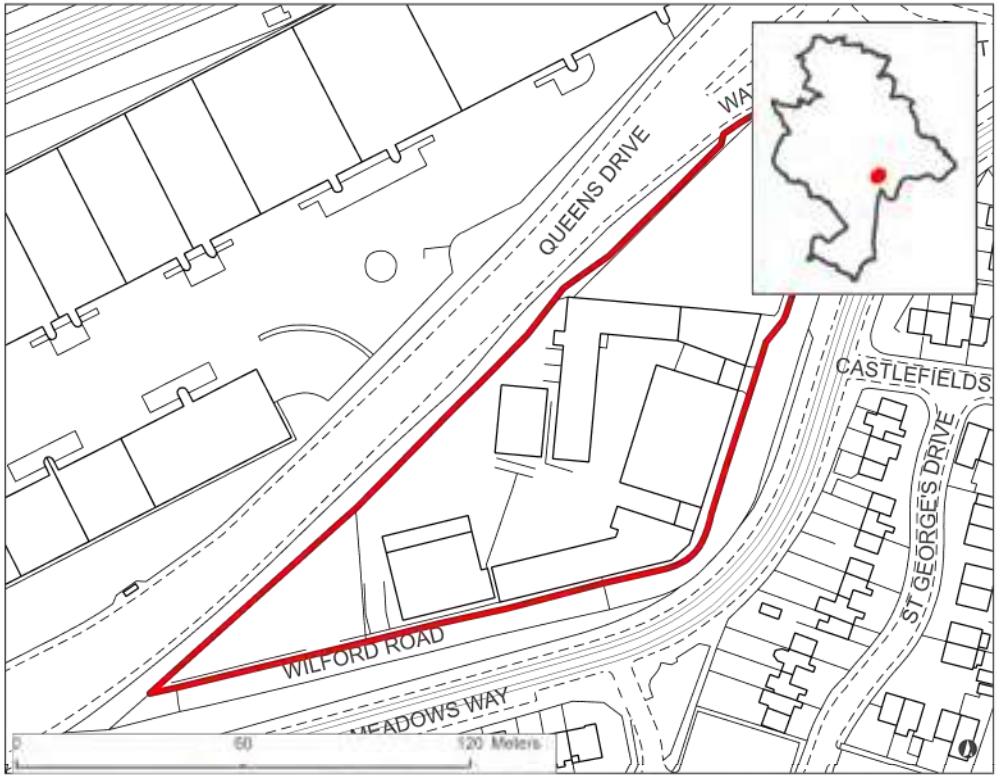
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 519 D1, Wilford Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Car park and low level ind active ind + car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.96 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Majority of the site located in EA Flood Zone 3 and Flood Zone 3 for the trent SFRA. In active alternative employment use therefore development also subject to employment policy of the Local Plan. Also likely to be significant contamination issues through historical uses.

Site Source: Site / SHLAA Survey

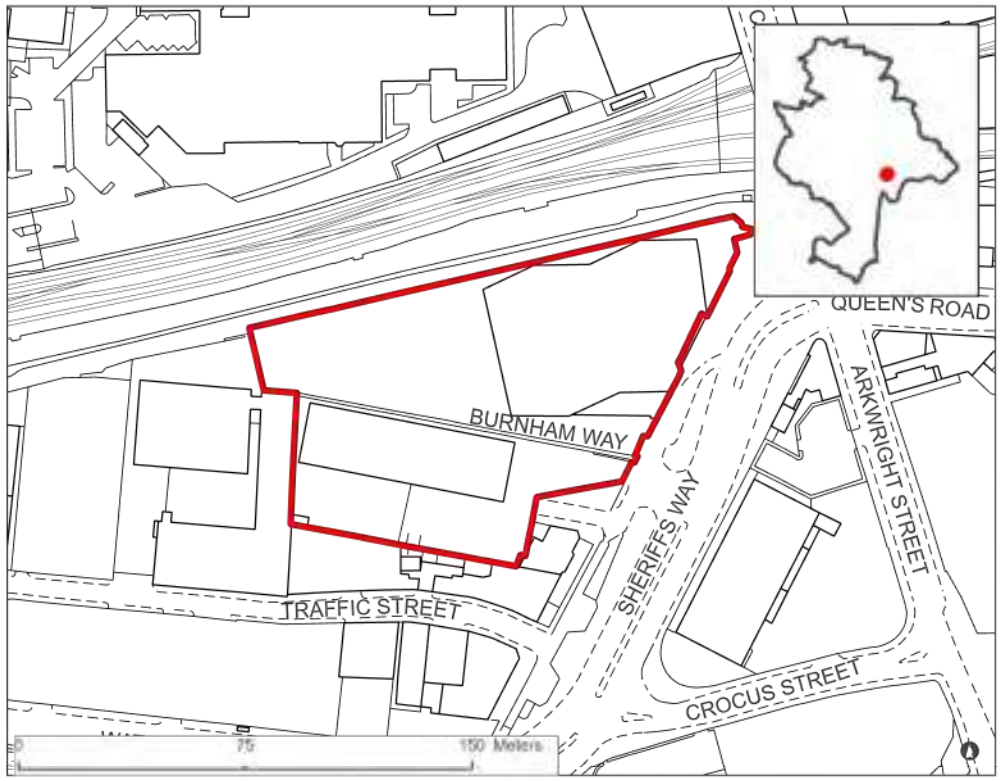
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 523 Sovereign House, Sheriffs Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Demolished active office/retail/car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 1.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

To be developed for offices

Site Source: Site / SHLAA Survey

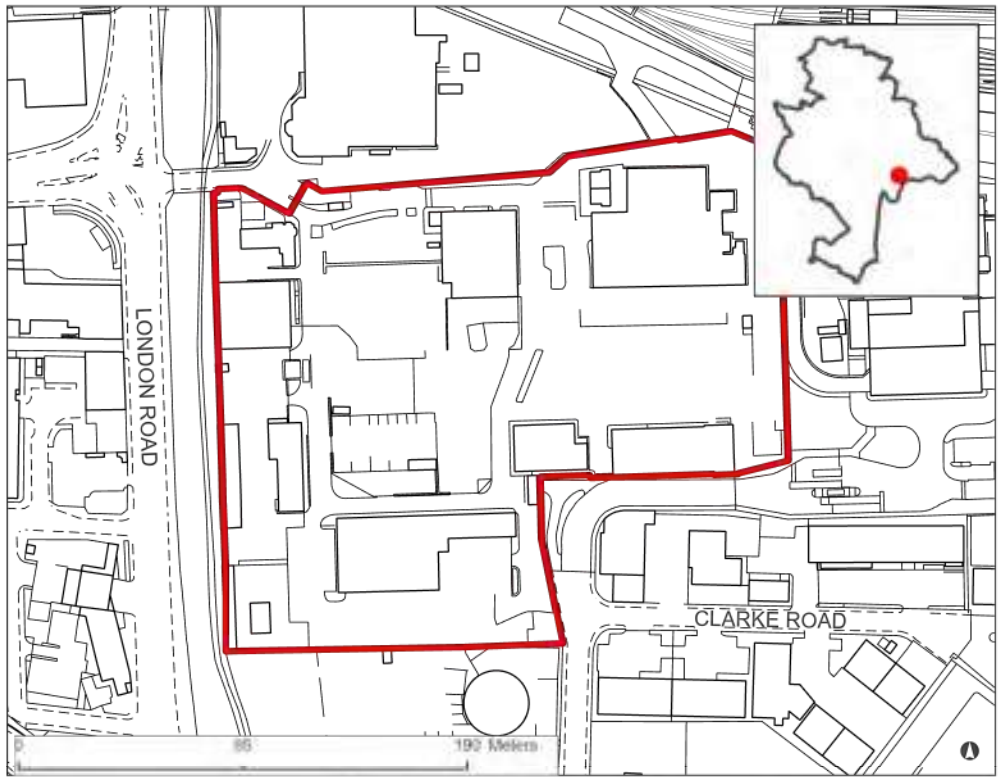
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 544 Eastcroft Depot, London Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Meadows

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: eastcroft depot

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.09 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site to be allocated for primarily non residential uses. Site therefore non d/d .

Site Source: Site / SHLAA Survey

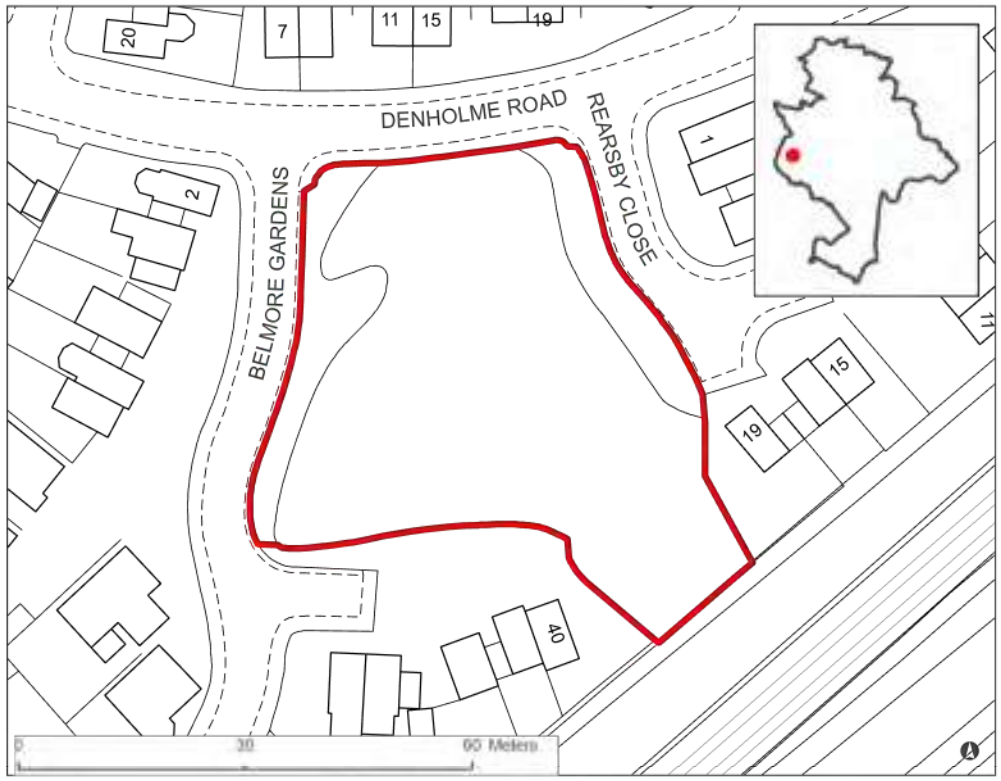
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 58 Open area, Denholme Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bilborough

Ownership Status: Not owned by a public authority

Reporting Status: non d/d

Existing Use: Open space. in use and maintained as open space not part of the open space network. overgrown open space

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.27 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

In use as open space amenity land development likely to result in objections form neighbouring residential, contamination issues likely. no sign of any intention to bring site forward for development. have to assume non d/d .

Site Source: Site / SHLAA Survey

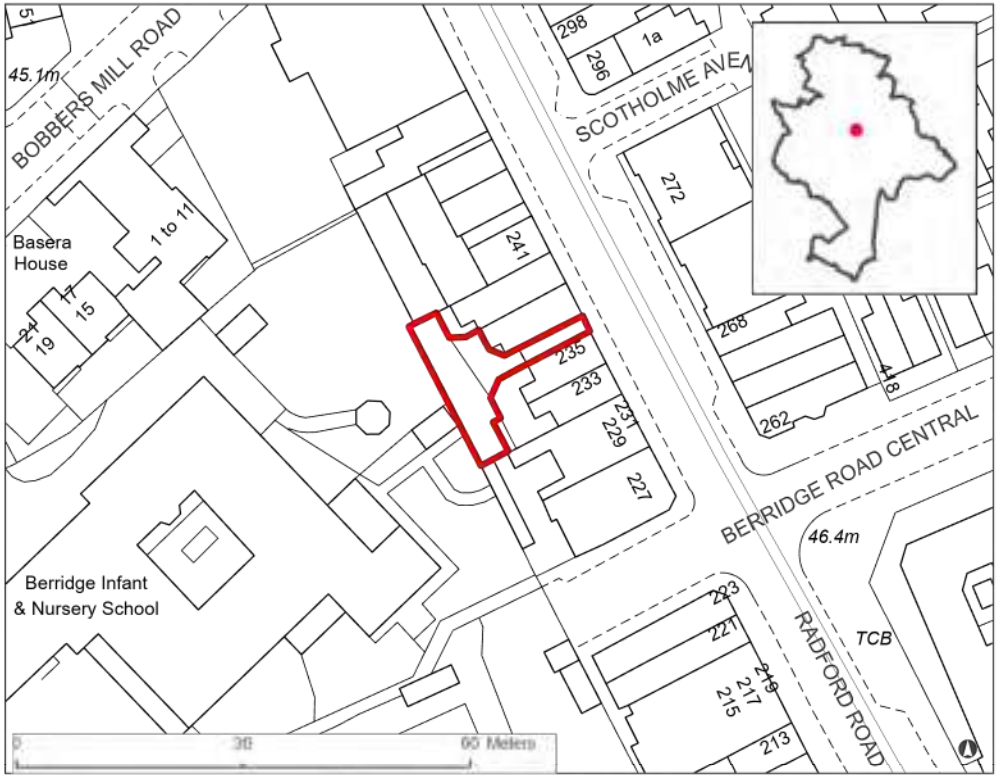
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 603 235a, Radford Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Hyson Green and Arboretum

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: vacant site cleared

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.02 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Planning permission refused, appeal dismissed, issues re over intensive development of the site and impact upon neighbours assume non d/d.

Site Source: Site / SHLAA Survey

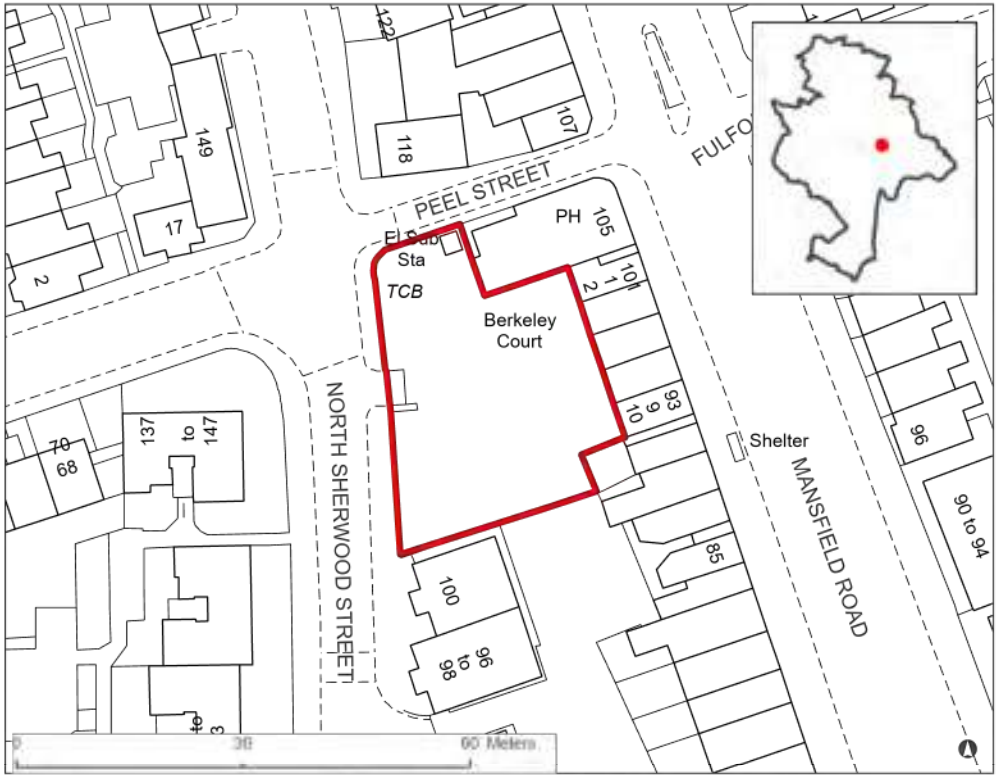
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 606 Car park at Berkeley Court, north of 100 North Sherwood Street, North Sherwood Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : Yes

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: St Ann's

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: active - car park

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.1 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Planning permission refused appeal dismissed on the grounds of a poor environment for the potential occupant and the character of the Conservation Area, unlikely to be able to overcome reasons for refusal therefore assume non d/d.

Site Source: Site / SHLAA Survey

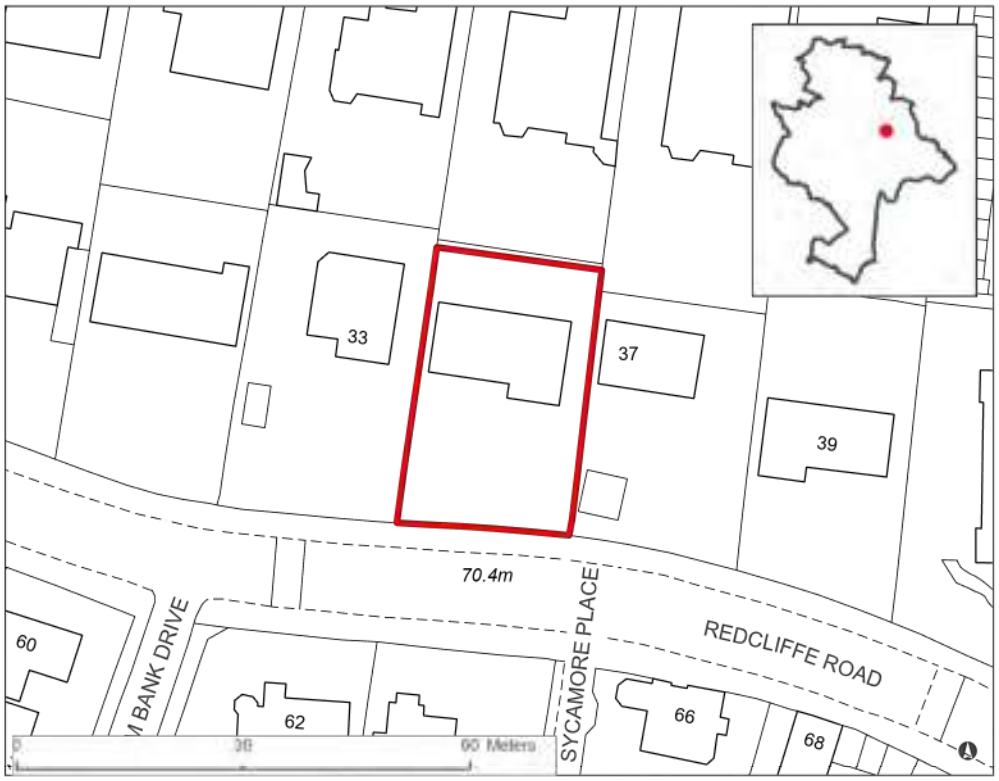
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 628 Garden rear of 36, Magdala Road



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Mapperley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: unknown

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Permission refused. See SHLAA ref 872.

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 63 Tishbite Street, Gilead Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: highway

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.04 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Unrealistic that development would ever be pursued for such a small site on amenity open space. no signs of any intention to develop non d/d .

Site Source: Site / SHLAA Survey

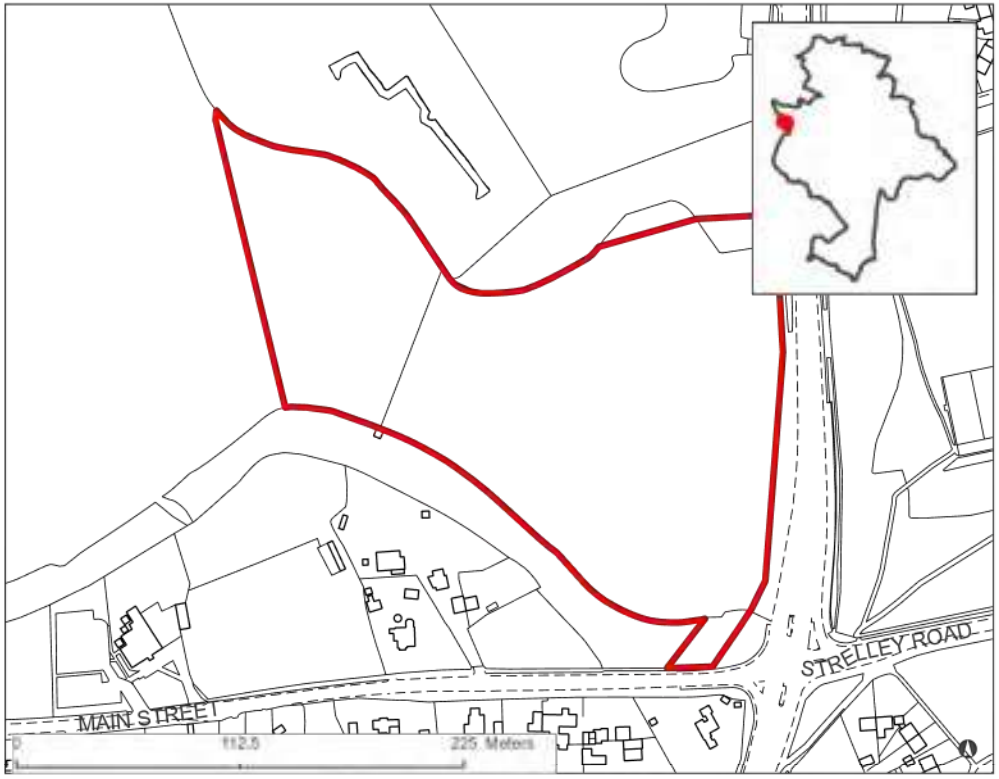
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 637 Land off Woodhouse Way, Woodhouse Way



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: Yes

Overall Conclusion: Not Deliverable or Developable

Ward : Nuthall East & Strelley

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Agricultrual fenced off site of quality open space with savilles to let boards for strelly hall (new offices)

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 3.91 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Grade 3 agricultural land, within the Green Belt, designated as part of mature landscape character area. Principle of residential development on this site would be policies of the Local Plan and therefore unsuitable and non d/d and policy constraints unlikely to be ever overcome.

Site Source: submitted by private owner/agent/developer

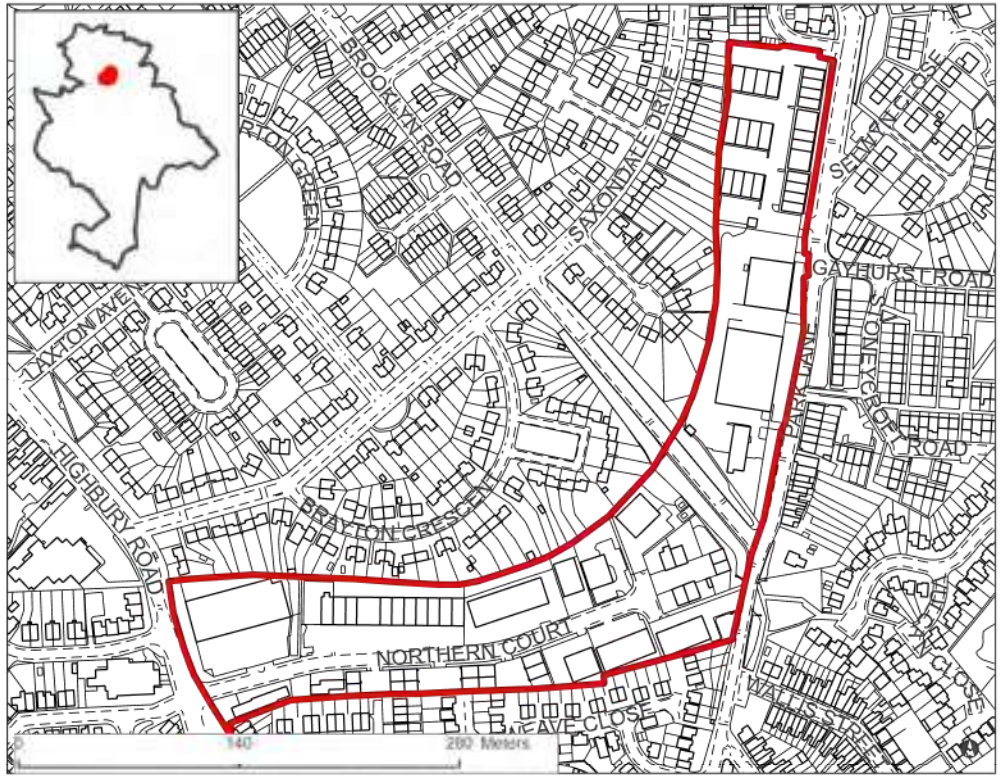
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 642 Industrial units, Northern Court/Park Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Employment site retain or land use has policy protecting current use. NCRELS recommend retain. active industrial estate

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 4.82 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active industrial uses development subject to employment policy of the Local Plan. Site is unsuitable for residential development , therefore non d/d.

Site Source: Site / SHLAA Survey

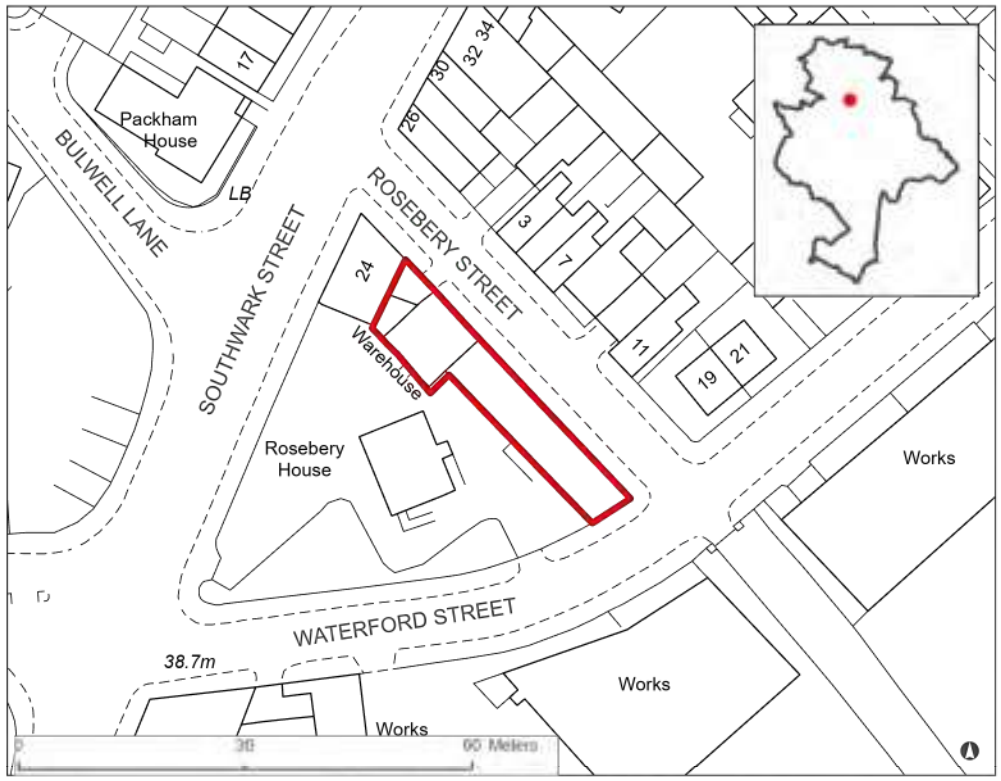
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 643 Site on, Rosebury Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites:

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Active employment as nhs offices, no sign of use ceasing activity, therefore unsuitable subject policy of the NLP. active nhs site

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.03 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business ceasing trade, therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

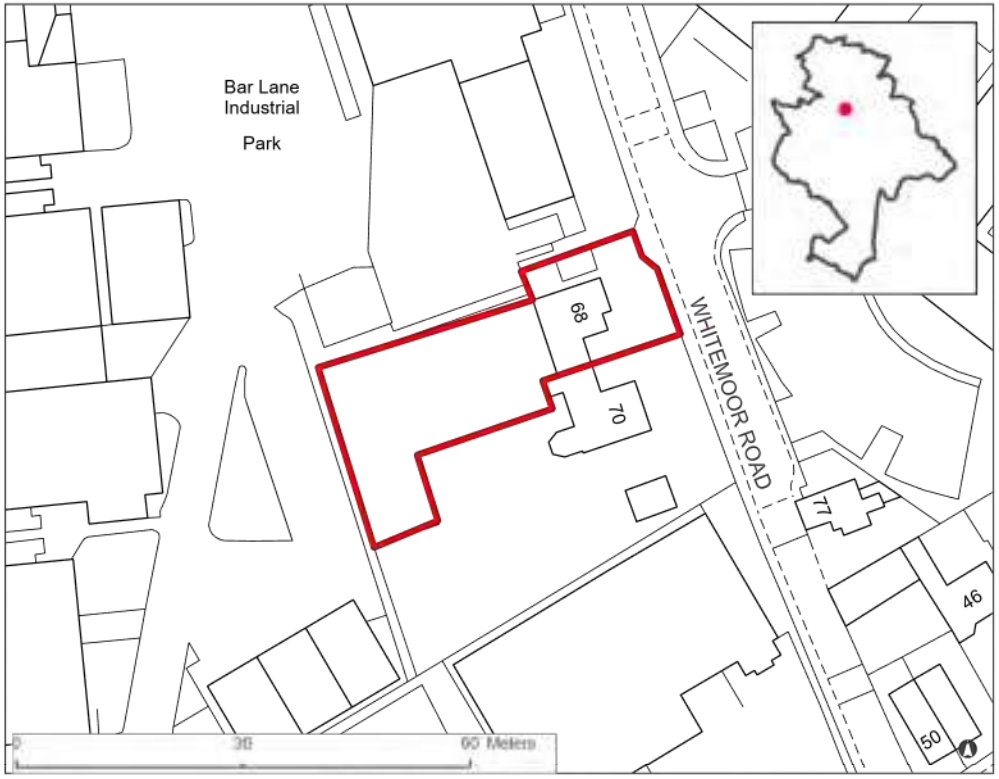
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 644 Industrial area, Bar Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: A number of units majority in active employment use. NCRELS recommends consider releasing land west of percey st. however majority active uses

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.08 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use therefore presumption against development for a non employment use subject to employment policy of the Local Plan. Unsuitable , therefore non d/d.

Site Source: Disposal of Council asset

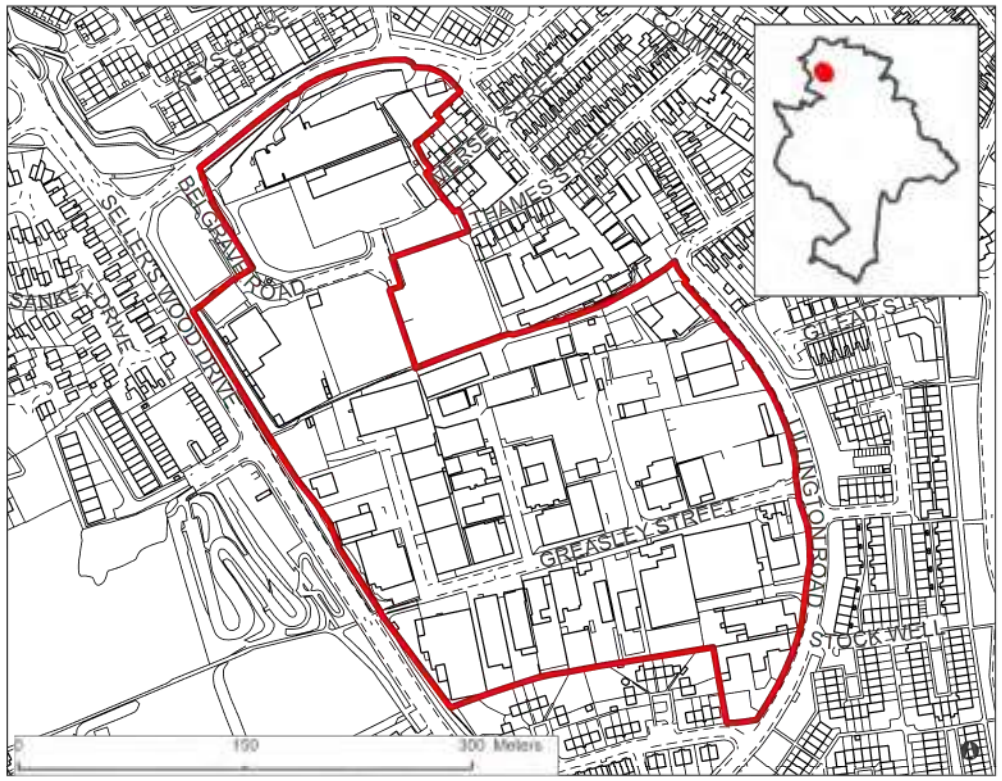
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 651 Industrial area, Greasley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Range of active employment uses. NCRELS recommends consider for release commenting that is a poor site in a poor location with a large number of to let

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 9.6 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Industrial area in employment use, although large number of "to let" boards, however still a presumption against development for a non employment use .

Site Source: Site / SHLAA Survey

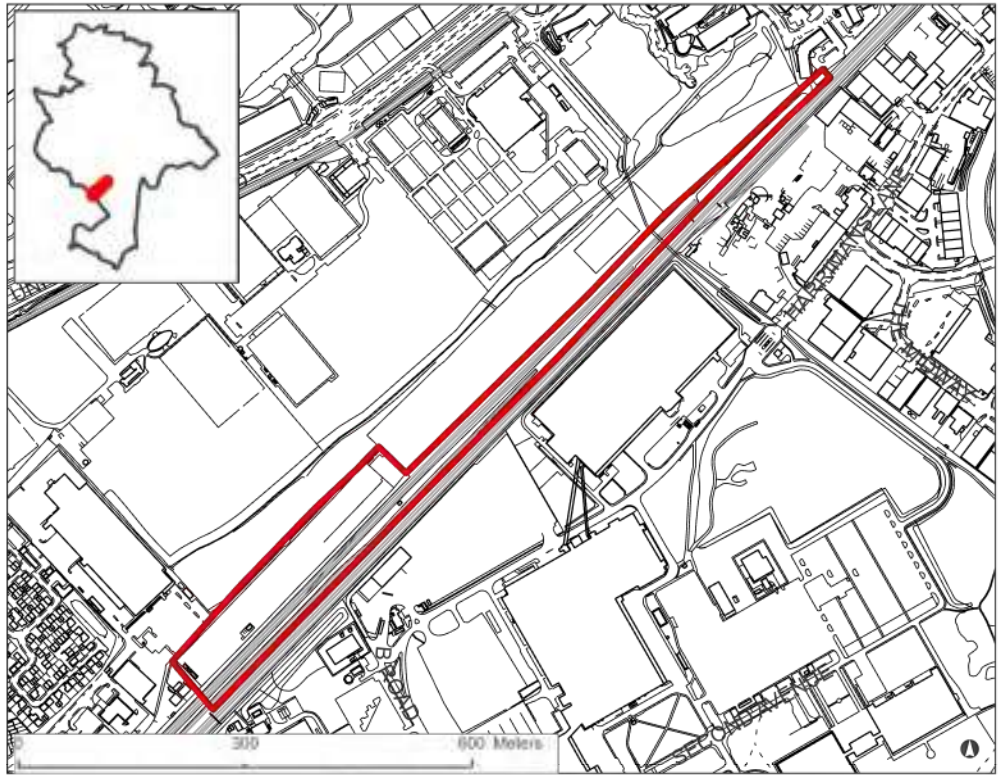
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 652 Beeston Sidings



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: Yes

Local Wildlife Sites:

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Lenton and Wollaton EastEast

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: sidings and vacant land

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 5.46 (Hectares)

Site Viability Zone: Zone 2: Medium house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Vacant allocated employment site. Location is poor for residential, site is likely to be heavily contaminated and is also within Zones 2 & 3 of both EA flood zones and the Trent SFRA. Residential development on this site is unsuitable, therefore non d/d.

Site Source: submitted by other public sector body

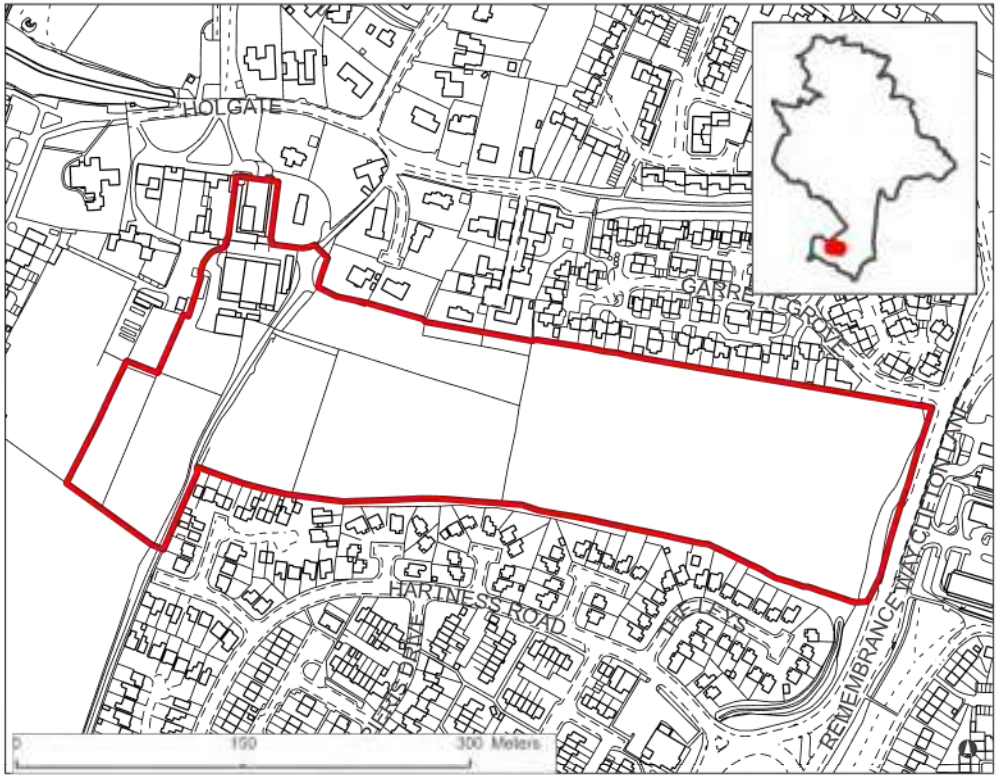
Easting:

Northing:

Date first added to SHLAA: 14/12/2017

Last updated date:

Site ID: 655 Home Farm, Clifton Lane



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: Yes

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Clifton West

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: working agricultural land. agricultural within conservation area

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 6.84 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Site included as part of the Open Space Network therefore presumption against developmen. Also in active agricultural use of which part is classified as Grade 2. Site therefore non d/d.

Site Source: 3rd Party Submission

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 72 Public open space, Hazel Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: Yes

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: os- public through route

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.19 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

In active use as public open space, well used and well maintained , development would be contrary to Open Space policy of local pan therefore unsuitable unless strategic approach suggests it is no longer needed, therefore non d/d .

Site Source: Site / SHLAA Survey

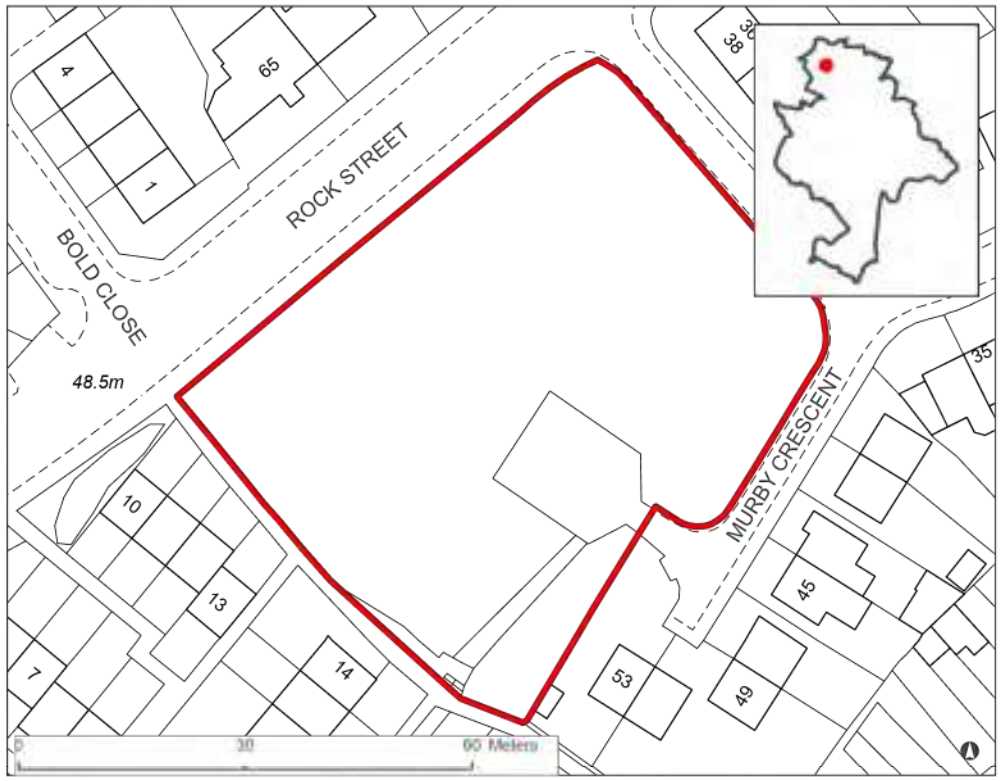
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 79 Green open space, Rock Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: No

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Bulwell

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: Open space. in use as open space though no play equipment just, grass bound by railing with a gate. open space - amenity land

Land Type: Greenfield

Planning Status:

Construction Status: No

Site Area: 0.4 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

In use as open space therefore protected by open space policy until it can be demonstrated that is no longer needed. until the need is established have to assume the site is non d/d.

Site Source: Site / SHLAA Survey

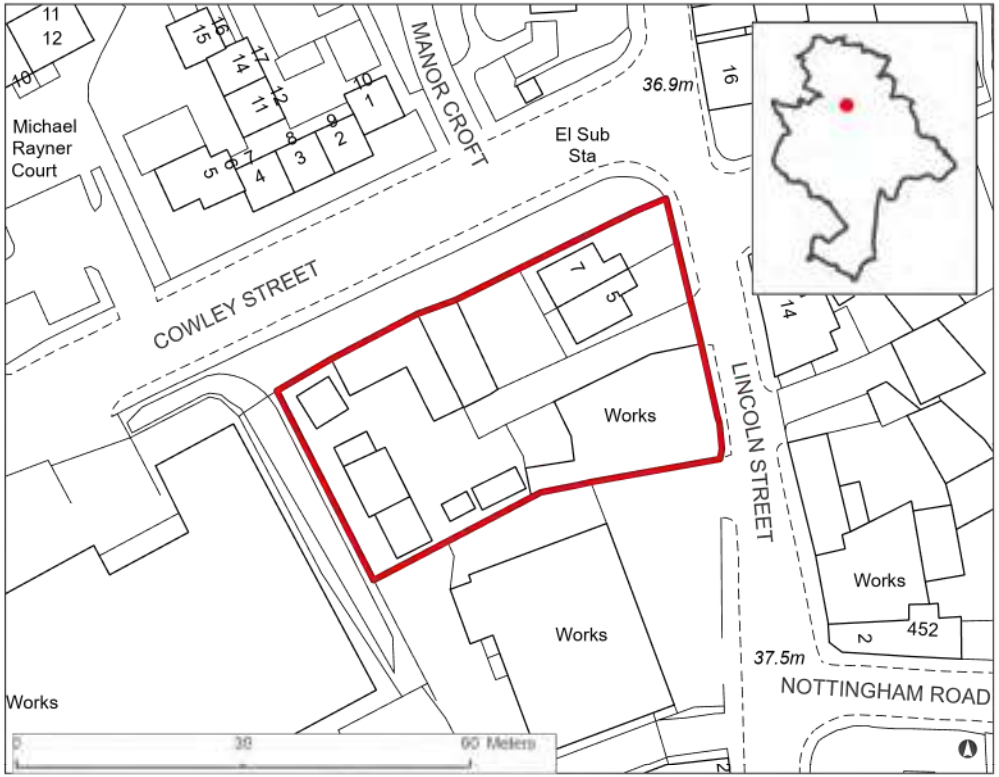
Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date:

Site ID: 97 Lincoln street corner, Cowley Street



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Constraints (Heritage Assets):

Scheduled Ancient Monument: No

Conservation Area: No

Listed Building : No

Historic Parks and Gardens : No

Archaeological Sites: : No

Local Interest Buildings: No

Constraints (Ecology):

SSSI: No

Open Space Network: No

Ancient Woodland: No

Local Nature Reserve: No

Local Wildlife Sites: No

TPOs: No

Constraints (Flooding):

Flood Zone 3-1 in 100 years: Yes

Constraints (Air Quality):

AQMA: Yes

Constraints (Greenbelt):

Greenbelt: No

Overall Conclusion: Not Deliverable or Developable

Ward: Basford

Ownership Status: Unknown Ownership

Reporting Status: non d/d

Existing Use: 1 dwelling plus industrial units

Land Type: Brownfield

Planning Status:

Construction Status: No

Site Area: 0.16 (Hectares)

Site Viability Zone: Zone 3: Low house prices

Is the site suitable? Not Suitable

Overcoming non-standard constraints

Current or Previous Application Ref:N/A

LAPP Reference:

Reasoned Justification:

Active employment use, no sign of business intention to cease trade, therefore have to assume non d/d .

Site Source: Site / SHLAA Survey

Date first added to SHLAA: 14/12/2017

Easting:

Northing:

Last updated date: