

Greater Nottingham Strategic Plan



Housing Background Paper: Gedling Borough Council September 2024

Greater Nottingham
Planning Partnership



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Important Terms Definitions

Housing Market Area (HMA) – Includes the plan making authorities' areas (Broxtowe, Gedling, Nottingham, Rushcliffe) plus Erewash Borough in Derbyshire.

Housing Need – the level of housing need as measured by the Government's "standard method". For Nottingham City, this also includes a 35% uplift to the base calculation, due to Nottingham City being one of the 20 largest urban areas in England.

Housing Supply – the amount of housing the Councils consider can be accommodated in their areas by the end date of the Plan, i.e. 2041. This is calculated using the councils' Strategic Housing Land Availability Assessments

Housing Target– the amount of housing each Council proposes to deliver in the Greater Nottingham Strategic Plan by 2041. For Broxtowe Borough, Gedling Borough and Rushcliffe Borough, their targets are set at a level that ensures their annual average is within 200 dwellings of the Government's proposed new standard method annual housing need figure. For Nottingham City, the housing target is the same as its housing supply as identified in the City's current 2023 SHLAA.

Strategic Housing Land Availability Assessment (SHLAA) – an assessment updated annually by each Council to determine the housing supply in their area.

1 **Introduction**

- 1.1 This Background Paper should be read in conjunction with the joint Housing Background Paper, which provides the context for the housing provision and distribution in the Greater Nottingham Strategic Plan, together with the context and reasoning behind the housing mix and Gypsy and Travelling Showpeople policies.
- 1.2 The purpose of this Background Paper is to confirm the local housing need and target and clearly set out the Council's position in relation to supply, including the Council's potential supply of sites for consideration through future plan preparation.

2. **Housing target for Gedling Borough**

- 2.1 The standard method is the starting point for determining the housing need for Gedling and Borough Council. The release of affordability ratios on 25th March 2024 resulted in an annual need figure of 460 dwellings which would equate to a target of 8,280 new homes for the plan period (2023 - 2041). However, the Government recently published draft revisions to the NPPF and standard method of calculating an area's housing need for consultation in August 2024. Table 1 below sets out the housing need for Gedling Borough under the existing and draft standard methods.

Table 1: Housing Need based on current (2023) and draft (2024) Standard Method (2023-2041) vs Housing Supply

	Standard Method Housing Need (annual)	Standard Method Housing Need (2023-2041)	Existing Supply	Difference over Plan period (2023/2041)
2023 Current NPPF	460	8,280	7,326	-954
2024 Draft NPPF	665	11,970	7,326	-4,644

- 2.2 The Greater Nottingham Strategic Plan sets out an ambitious approach to boosting the supply of homes across Greater Nottingham, reflecting the Government's objective as stated in the NPPF to significantly boost the supply of homes. For Gedling, the identified housing supply based on the 2023

SHLAA is lower than the standard method (both current and proposed draft) and will require supplementing in order to meet this growth ambition.

- 2.3 The draft NPPF also contains transitional arrangements, whereby Local Plans at an advanced stage of preparation can proceed to examination. Therefore, in the interest of supporting growth in Gedling and the need for new homes, Gedling is progressing the Strategic Plan in line with the transitional arrangements. In order to comply with the NPPF transitional arrangements, Gedling has increased its housing target over the level set by the current 2023 standard method to fall within the 200 dwelling threshold of the transitional arrangements.

Table 2: Calculation of Gedling's housing target

	2024 Standard Method Housing Need 2023-2041	2024 Standard Method Housing Need (annual)	Transitional arrangement threshold	GNSP Target 2023- 2041
Gedling Borough	11,970	465	-200	8,370

- 2.4 It is noted that the target of 8,370 results in an annual rate of 465 and, for the reasons set out in the joint Housing Background Paper, this means that the preparation of the Greater Nottingham Strategic Plan can continue under the transitional arrangements.
- 2.5 The issue of flexibility and whether the target should be significantly higher than the housing need figure is covered by the joint Housing Background Paper. For Gedling Borough Council, it is considered that the allocation of land over and above the housing target has to be balanced against the fact that any additional allocations would be most likely met through land which is in the Green Belt. The proposed changes to the NPPF are noted and an early review of the Greater Nottingham Strategic Plan will be required within 5 years, which will be undertaken in the context of the approach taken in the revised NPPF (once published) to both the standard method and development in the Green Belt.

3. Housing supply

- 3.1 A consistent approach has been taken by the Councils to identifying sources of supply, based on the Councils' 2022/23 SHLAA updates. Table 3 below repeats Table 4 in the joint Housing Background Paper and includes figures for each source of housing supply for Gedling Borough. More information on

the sites that comprise each element of supply is provided in **Appendices A, B, C and D** respectively.

Table 3: Breakdown of housing supply

Existing Supply (excluding strategic sites): Appendix A	3,782
Sites under construction (<i>as of 31 March 2023</i>)	1,961
Small sites with outline permission *	13
All sites with detailed permission *	250
Medium and large sites with outline planning permission expected to come forward in 5 years *	46
Allocated sites in Part 2 Local Plans with no planning permission, planning application pending determination or awaiting s106 signed off *	1,411
Non-allocated sites awaiting s106 sign off *	101
Strategic Sites (GNSP): Appendix B	1,515
Top Wighay Farm (existing allocation) *	805
Top Wighay Farm (proposed extension) *	710
Windfall Allowance: Appendix C	2,070
Non Implementation Allowance: Appendix D	- 41
Total	7,326

* means non-implementation (lapse) rates have been applied in accordance with the common SHLAA methodology

- 3.2 A consistent approach has been taken to establishing a windfall allowance for each Council based on the number of dwellings built on non-allocated sites of any size over the most recent 10-year period, including residential garden land in accordance with the National Planning Policy Framework. The windfall allowance will contribute to the Council's housing supply from year 4 onwards, ie 2026–2041. It is recognised that sites with planning permission have a period of three years to commence and in addition the supporting evidence for the lead-in times for each Council suggests that, on average, sites with detailed permission take one year to commence. More information on the evidence for the Council's windfall allowance is provided in the [common SHLAA methodology](#) on the Greater Nottingham Planning Partnership website.

- 3.3 Non-implementation/lapse rates have been applied in accord with the common SHLAA methodology which sets an evidence based rate for each council. The non-implementation rates have been applied to the totalled figure of all unimplemented sites with planning permission i.e. sites where construction work has not started.
- 3.4 For Gedling, the existing supply of 7,326 is less than the target (8,370) and, as such, sites to accommodate the remaining 1,044 homes will need to be allocated through future plan preparation. This is considered further in **Appendices E and F** which concludes that the Council has a sufficient pool of sites to draw from to identify non-strategic allocations to meet the target of 8,370.

Urban/rural split

- 3.5 Policy 2 of the Greater Nottingham Strategic Plan sets out how new housing will be delivered, identifying the element that will be provided within or on the edge of the main built up area, on the edge of Hucknall and elsewhere within Gedling Borough.

Table 2 – Breakdown of housing supply by location

	Main built up area	Hucknall	Elsewhere	Total
Existing Supply	2,462	179	1,141	3,782
Strategic Sites	0	1,515	0	1,515
Windfall Allowance	1405	0	665	2,070
Lapse Rate	-16	-16	-9	-41
Total	3,851	1,678	1,797	7,326

NB

- The locational split for delivery through future allocations is based on the split of sites in the 2023 SHLAA, i.e. a MBUA/non-MBUA split of 60/40.
- The locational split for windfall is based on past rates from the previous 10 years in those locations.

Delivery on small sites

- 3.6 Paragraph 70 of the NPPF recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area

and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless there are strong reasons why this 10% target cannot be achieved.

- 3.7 It is anticipated that 26% of the sites required to meet the housing target for Gedling Borough will be on sites no larger than one hectare, thereby exceeding the target of 10%. This figure is based on a calculation of sites within the supply (listed in **Appendix A**) plus an estimate of delivery from windfall which is based on past rates of sites below one hectare. Over the last 10 years, an average of 83% of windfall completions have been on small sites. Future local plan allocations will be larger than one hectare.

Previously Developed Land

- 3.8 It is anticipated that 21% of the dwellings required to meet the housing target for Gedling Borough Council will be delivered on previously developed land. The figure is based on an understanding of sites within the supply (**Appendix A**), an estimate of the delivery of future windfall based on past delivery on previously developed land and the proportion of previously development land against the entirety of available SHLAA sites (**Appendix F**). It is noted that there is only one previously developed site within the Green Belt (G588). Completion data for the previous 10 years shows that an average of 35% of completions have been delivered on previously developed land. This proportion has declined in recent years, in part due to the NPPF definition for garden land in the build up area changing from brownfield to greenfield.

Five Year Land Supply

- 3.9 Paragraph 76 of the NPPF notes that adopted local plans should identify at least a five year supply of specific, deliverable sites at the time that its examination concludes. At of 31st March 2023, Gedling Borough Council already has a 6.76 year supply ([5YLS 2023 - FINAL.pdf \(gedling.gov.uk\)](#)) and, as such, a separate five year land supply assessment has not been prepared to support the preparation of the Greater Nottingham Strategic Plan. The extension of the Top Wighay Farm site as proposed through the Greater Nottingham Strategic Plan will increase the supply of land, but as the extended area will not deliver homes until 2028/29 this is outside of the 5 year land supply period and will not increase the figure of 6.76 years.

Appendix A – List of sites comprising existing housing supply

		CAPACITY	BROWNFIELD STATUS	GREEN BELT STATUS	AREA
MAIN BUILT UP AREA					
ARNOLD					
H7	Mapperley Plains (part)	75	Greenfield	Not in Green Belt	7.69
H1	Rolleston Drive	121	Brownfield	Not in Green Belt	3.64
G882	Beech Avenue (35, Land Adj To)	3	Greenfield	Not in Green Belt	0.07
G820	Byron House	12	Brownfield	Not in Green Belt	0.05
G1185	Byron Street (64, Land Adj To)	1	Greenfield	Not in Green Belt	0.03
G1113	Church Street (3)	2	Brownfield	Not in Green Belt	0.02
G1048	Dairy Farm	3	Greenfield	In Green Belt	0.45
G1049	Greys Road (1, Land Adj To)	1	Brownfield	Not in Green Belt	0.04
G1205	Jermyn Drive (12 and 14)	1	Brownfield	Not in Green Belt	0.04
G119	Marlborough Road (34, Land Adj To)	2	Greenfield	Not in Green Belt	0.11
G932	Newcombe Drive (4)	1	Greenfield	Not in Green Belt	0.02
G1097	Sandfield Road (98)	1	Greenfield	Not in Green Belt	0.12
G69	Sunnyholme	4	Brownfield	Not in Green Belt	0.29
G1293	Woodchurch Road (66)	1	Greenfield	Not in Green Belt	0.06
G1165	Coppice Farm Stables	3	Brownfield	Not in Green Belt	0.16
G1278	Calverton Road	2	Predominantly Greenfield	Not in Green Belt	0.09
G238	Acton Road (66, Land Adj To)	2	Greenfield	Not in Green Belt	0.02
G1236	Birkland Avenue (31, Land Adj To)	1	Brownfield	Not in Green Belt	0.03
G1275	Coppice Road (4)	2	Brownfield	Not in Green Belt	0.16
G1283	Front Street (135-141)	5	Brownfield	Not in Green Belt	0.07

G1294	Front Street (53)	4	Brownfield	Not in Green Belt	0.04
G851	Kenneth Road	3	Greenfield	Not in Green Belt	0.12
G1281	Mapperley Plains (383)	1	Greenfield	Not in Green Belt	0.03
G1292	Plains Road (31)	4	Greenfield	Not in Green Belt	0.14
G1254	Redhill Road (10A)	2	Greenfield	Not in Green Belt	0.27
G1226	Redhill Road (69)	1	Brownfield	Not in Green Belt	0.02
G1228	Sandfield Road (49, Land To Side & Rear Of)	3	Greenfield	Not in Green Belt	0.09
G351	Calverton Road (Glanton Way)	2	Greenfield	Not in Green Belt	2.89
G626	Fairacre and Mapperley Plains	9	Predominantly Greenfield	Not in Green Belt	0.32
G1039	Chase Farm	46	Greenfield	Not in Green Belt	2.26
H5	Lodge Farm Lane	148	Greenfield	Not in Green Belt	7.31
H2	Brookfields	90	Brownfield	Not in Green Belt	3.52
H7	Mapperley Plains (part)	41	Greenfield	Not in Green Belt	9.72
H8	Killisick Lane	230	Greenfield	Not in Green Belt	8.94
X1	Daybrook Laundry	50	Brownfield	Not in Green Belt	0.93
X3	Land West of A60 B	144	Greenfield	Not in Green Belt	8.07
CARLTON					
H9	Chase Farm	503	Predominantly Greenfield	Not in Green Belt	40.75
H4	Linden Grove	106	Greenfield	Not in Green Belt	4.03
G782	Teal Close	476	Greenfield	Not in Green Belt	64.69
G735	Blenheim Avenue (21 and 23)	1	Greenfield	Not in Green Belt	0.06
G1295	Breck Hill Road (146)	8	Brownfield	Not in Green Belt	0.06
G184	Broadway East (12A)	1	Greenfield	Not in Green Belt	0.04
G1057	Burton Road (148)	1	Brownfield	Not in Green Belt	0.23

G1227	Carlton Hill (238)	1	Brownfield	Not in Green Belt	0.01
G1062	Celia Drive (5, Land Adj To)	1	Greenfield	Not in Green Belt	0.06
G689	Festus Street (2, Land Rear Of)	1	Brownfield	Not in Green Belt	0.03
G1117	Gardenia Grove (35)	5	Greenfield	Not in Green Belt	0.34
G1208	Greenhill Rise (3, Flat 1)	2	Brownfield	In Green Belt	0.02
G1255	Highclere Lodge	20	Brownfield	Not in Green Belt	0.13
G1187	Hucknall Crescent (2A)	1	Greenfield	Not in Green Belt	0.04
G1284	Kenrick Street (15)	8	Brownfield	Not in Green Belt	0.06
G1263	Kensington Garden (9)	1	Brownfield	Not in Green Belt	0.01
G1234	Lambley Lane (32, Land Rear Of)	1	Greenfield	Not in Green Belt	0.10
G1107	Lymn Avenue (26, Land Adj To)	1	Greenfield	Not in Green Belt	0.12
G1290	Moore Road (122)	1	Greenfield	Not in Green Belt	0.01
G1285	Netherfield Methodist Church	13	Brownfield	Not in Green Belt	0.11
G151	Old Brickyard (1-15)	7	Brownfield	Not in Green Belt	0.19
G1231	Phoenix Avenue (94)	1	Greenfield	Not in Green Belt	0.01
G1040	Plains Road (96)	9	Greenfield	Not in Green Belt	0.01
G990	Prospect Road (90)	1	Greenfield	Not in Green Bet	0.02
G175	Sandford Road (44)	3	Predominantly Greenfield	Not in Green Belt	0.11
G1212	Simkin Avenue (145)	1	Greenfield	Not in Green Belt	0.01
	Wollaton Ave (4)	4	Brownfield	Not in Green Belt	<1.0
G365	Wood Lane (31)	1	Greenfield	Not in Green Belt	0.18
H3	Willow Farm	110	Greenfield	Not in Green Belt	4.17
G159	Nursery Drive (1) Plot A	1	Greenfield	Not in Green Belt	0.03
G160	Nursery Drive (1) Plot B	1	Greenfield	Not in Green Belt	0.04

G161	Nursery Drive (1) Plot C	1	Greenfield	Not in Green Belt	0.06
G1096	Sandford Road (23)	2	Greenfield	Not in Green Belt	0.10
G1162	Cross Street (Land at corner of)	2	Greenfield	Not in Green Belt	0.07
G1240	Arnold Lane (123)	1	Brownfield/greenfield mix	Not in Green Belt	0.07
G559	Carlton Hill (381)	1	Brownfield	Not in Green Belt	0.07
G1213	Carlton Hill (92, Land Adj To)	1	Greenfield	Not in Green Belt	0.02
G1268	Forester Road (32A)	6	Predominantly Greenfield	Not in Green Belt	0.1
G1177	Main Road (17)	1	Brownfield	Not in Green Belt	0.03
G1274	MG Motors	8	Brownfield	Not in Green Belt	0.1
G1215	Midland Crescent (5)	3	Greenfield	Not in Green Belt	0.41
G221	Mount Pleasant (12, Land Adj To)	1	Greenfield	Not in Green Belt	0.17
G1291	Nursery Drive (3)	1	Brownfield/greenfield mix	Not in Green Belt	0.11
G1286	Perlethorpe Crescent (1)	1	Greenfield	Not in Green Belt	0.02
G725	Plains Road (88, Land Rear Of)	1	Brownfield/greenfield mix	Not in Green Belt	0.16
G1280	Second Avenue (92)	1	Brownfield/greenfield mix	Not in Green Belt	0.07
G1279	The Elwes Arms	2	Greenfield	Not in Green Belt	0.04
G1238	Victoria Road (Units 4 and 5)	2	Brownfield	Not in Green Belt	0.02
G1250	Westdale Lane West (437)	1	Brownfield	Not in Green Belt	0.02
G513	Woodborough Road (864)	9	Predominantly Greenfield	Not in Green Belt	0.05
G925	Mapperley Plains land between Arnold Lane and Chartwell Grove	29	Greenfield	Not in Greenbelt	0.95
G1192	Headquarters Nottingham Fire and Service (building complex)	32	Brownfield	In Green Belt	1.62
G7	Meadow Road Industrial Site	40	Brownfield	Not in Green Belt	1.18

TOTAL FOR MAIN BUILT UP AREA 2,464

HUCKNALL					
G463	North of Papplewick Lane	44	Greenfield	Not in Green Belt	9.96
H10	Haydn Lane	135	Greenfield	Not in Green Belt	5.99
TOTAL FOR HUCKNALL 179					
ELSEWHERE					
BESTWOOD					
H11	The Sycamores	11	Greenfield	Not in Green Belt	0.62
H12	Westhouse Farm (part)	71	Greenfield	Not in Green Belt	10.23
G683	Bottom House Farm (Barn)	2	Greenfield	In Green Belt	0.08
G1248	Forge Farm	4	Greenfield	In Green Belt	1.54
H13	Bestwood Business Park	220	Brownfield	Not in Green Belt	6.01
BURTON JOYCE					
G1125	Chesterfield Drive (Free Church)	2	Brownfield	Not in Green Belt	0.06
G539	Glebe Farm (Land At), Burton Joyce	9	Greenfield	In Green Belt	2.43
G29	The Paddocks (4 & 5)	2	Greenfield	Not in Green Belt	0.34
H21	Orchard Close	14	Greenfield	Not in Green Belt	0.74
G1246	St Helens Close	1	Greenfield	Not in Green Belt	0.11
G1249	Bridle Road (106)	1	Brownfield	In Green Belt	0.07
G656	Bridle Road (80, Land to Front Of)	1	Brownfield	In Green Belt	0.09
G1243	Church Road (104)	1	Predominantly Greenfield	Not in Green Belt	0.06
G1214	Nottingham Road (228)	1	Brownfield	In Green Belt	0.18
G487	Wellington Road (19)	1	Brownfield	Not in Green Belt	0.13
G1258	Willow Wong (6)	5	Predominantly Greenfield	Not in Green Belt	0.1
G8	Ashdale	11	Greenfield	Not in Green Belt	0.57
CALVERTON					
H14	Dark Lane	57	Greenfield	Not in Green Belt	2.65
X4	Flatts Lane	45	Greenfield	Not in Green Belt	2.74

H16	Park Road	285	Greenfield	Not in Green Belt	18.52
G1075	Burnor Pool (7, 8 and The Oasis)	1	Brownfield	Not in Green Belt	0.04
G1239	Crookdole Stud	1	Brownfield	In Green Belt	0.13
G948	Spring Farm Kennels (plot 1)	1	Predominantly Greenfield	In Green Belt	0.08
G801	Spring Farm Kennels (plot 4)	1	Brownfield/greenfield mix	In Green Belt	0.04
G947	Spring Farm Kennels (plot 5)	1	Greenfield	In Green Belt	0.11
G1273	The Nook (5)	1	Brownfield	Not in Green Belt	0.01
H15	Main Street	40	Greenfield	Not in Green Belt	2.98
G1209	Main Street (130)	2	Brownfield	Not in Green Belt	0.01
G1244	St Wilfrids Square (14) first floor	1	Brownfield	Not in Green Belt	0.01
G1259	The Baptist Church	2	Brownfield	Not in Green Belt	0.01
LAMBLEY					
G1115	Harlow Wood Farm (The Stables)	1	Brownfield	In Green Belt	0.12
G997	Spring Lane (114)	1	Brownfield	In Green Belt	0.26
G1038	The Riding Stables	1	Brownfield	In Green Belt	0.12
G1251	Park Lane Stables	1	Greenfield	In Green Belt	0.05
G1267	Spring Lane (164)	5	Brownfield	In Green Belt	0.44
LINBY					
G1242	Main Street (14, Land To Rear Of)	1	Brownfield	Not in Green Belt	0.05
RAVENSHEAD					
X5	Kighill Lane A	5	Greenfield	Not in Green Belt	0.41
G1200	Chapel Lane (84 & 86)	1	Predominantly Brownfield	Not in Green Belt	0.44
G1026	Longdale Craft Centre	2	Brownfield	In Green Belt	0.5
G1109	Vernon Crescent (81)	2	Predominantly Greenfield	Not in Green Belt	0.17
H19	Longdale Lane C	47	Greenfield	Not in Green Belt	0.74
G214	Chapel Lane (148, Land Rear Of)	1	Greenfield	Not in Green Belt	0.06
G1289	Main Road (226)	1	Greenfield	Not in Green Belt	0.19
G1228	Longdale Lane (225)	1	Brownfield	In Green Belt	0.18
H17	Longdale Lane A	33	Greenfield	Not in Green Belt	1.36

H18	Longdale Lane B	31	Greenfield	Not in Green Belt	1.24
X6	Kighill Lane B	30	Greenfield	Not in Green Belt	1.66
WOODBOROUGH					
H23	Ash Grove (Plot 2)	1	Greenfield	Not in Green Belt	<0.88
G1233	Bank Hill Farm (Barn)	1	Greenfield	In Green Belt	0.27
G1211	Old Manor Farm (workshop)	1	Brownfield	Not in Green Belt	0.25
G1265	Old Manor Farm	4	Greenfield	In Green Belt	0.12
G1276	Roe Hill (Land on East Side)	1	Greenfield	Not in Green Belt	0.06
H23	Ash Grove	10	Greenfield	Not in Green Belt	0.88
H24	Broad Close	14	Greenfield	Not in Green Belt	0.8
TOTAL FOR ELSEWHERE 1,141					

Appendix B – Strategic Sites

STRATEGIC SITES					
G989	Top Wighay (existing Strategic Site allocation)	805	Greenfield	Not in Green Belt	43.66
G1155	Top Wighay (proposed extension)	710	Greenfield	Not in Green Belt	52.22
TOTAL 1,515					

Appendix C - Windfall rate calculation

Year	Windfall Rate
2013/14	130
2014/15	157
2015/16	140
2016/17	141
2017/18	165
2018/19	133
2019/20	113
2020/21	123
2021/22	129
2022/23	152
AVERAGE over last 10 years	138
Total windfall figure for GNSP plan period (138 x 15)	2,070

Windfall Allowance

The windfall allowance makes up 25% of the supply needed to meet Gedling Borough Council's housing requirement. When combined with windfall sites which are under construction or have planning consent, this proportion increases to 31% of the overall supply. This assumption is supported by historic completion data as since 2011, 37% of completions have taken place on windfall sites.

Appendix D – Non implementation/lapse rate calculation

Site Type	Non implementation/ lapse rate	No. dwellings subject to lapse rate	Reduction after applying lapse rate (rounded)
Small sites	9%	107	-9
Large Sites	1%	3,229	-32
Total		3,336	-41

Appendix E – Approach to meeting GBC’s housing target through the review of the Part 2 Local Plan

- 1.1 As confirmed in Table 1 in the main report, the existing housing supply for Gedling of 7,326 is less than need (8,370) and, as such, sites to accommodate the remaining 1,044 homes will need to be allocated through the preparation of the Local Plan.
- 1.2 To consider the potential supply of sites for consideration through future plan preparation, the starting point is the SHLAA. The SHLAA process groups sites into the following categories:-

1. Deliverable 5 years – this category consists of sites that are suitable for development, available now and achievable now.	Already included in GNSP supply
2. Developable 6-10 years – this category consists of sites that are suitable (or could be suitable) for development and can be delivered in 6-10 years' subject to the availability and achievability of the site.	Medium/large sites with outline planning permission, existing housing allocations without planning permission and sites where there is a resolution to grant permission subject to s106 agreement are already included in GNSP supply Other sites could be considered for future allocation.
3. Developable 11-15 years – this category consists of sites that are suitable (or could be suitable) for development and can be delivered in 11- 15 years subject to the availability and achievability of the site.	Consider for future allocation.
4. Could be suitable – this category consists of sites that could be suitable for housing but are currently affected by policies in the Local Plans and/or other Plans.	Consider for future allocation.
5. Not deliverable or developable – this category consists of sites that are not suitable for development, not available or not achievable.	Not considered for future allocation.
6. Excluded from SHLAA – this category consists of sites where information available to the Council exists which indicates that landowners/developers no longer wish to promote their sites for residential development	Not considered for future allocation.

or where there has been no information received from landowners/developers, to confirm that they want their sites to remain in the SHLAA in accordance with each Council's General Data Protection Regulation (GDPR) policy.	
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- 1.3 It should be noted that it is not the purpose of this exercise to pre-empt future plan preparation and the associated site selection work, rather to demonstrate that there is a sufficient pool of sites available from which non-strategic allocations can be identified to meet GBC's remaining housing need up to 2041 of 1,044 dwellings.
- 1.4 It is also noted that the housing supply figure is calculated as of 31st March 2023. Since this date, an additional 24 dwellings were granted planning permission at Chase Farm (H9) and 51 retirement apartments were granted planning permission at Daybrook Laundry (X1). It should be noted that taking account of the sites listed above does not result in an updated supply figure as a full SHLAA assessment will need to be undertaken to identify where planning permissions have lapsed, where the capacity of sites has changed (for example where an outline permission has been replaced by a reserved matters application) and where a new planning permission replaces a previous permission. Rather these sites are noted at this stage to demonstrate that sites are continuing to come forward.
- 1.5 Some SHLAA sites have already been considered through the site selection process for the Greater Nottingham Strategic Plan and it has been concluded that the entirety of the site would not be suitable for development, although the site should be revisited through future plan preparation to consider if a smaller area may be suitable for development.
- 1.6 It is noted that the capacity of all remaining SHLAA sites (which are not included in the current GNSP supply and which are to be considered for future allocation) is 4,189 dwellings across 56 sites. The sites are listed in **Appendix F**. It is emphasised that no decisions are being made about whether these sites should be allocated for development through future plan preparation at this stage, rather the list is intended to show that sites have been proposed for development (and assessed through the SHLAA process as developable or could be suitable) which will be the starting point for the selection of non-strategic sites.
- 1.7 Of the sites listed in Appendix F, it is noted that:-
 - 17 sites lie outside of the Green Belt with an estimated capacity of 125 dwellings and could come forward outside of the plan preparation process.
 - 37 sites lie within in the Green Belt with an estimated capacity of 5,061 dwellings.
 - 2 sites lie within safeguarded land with an estimated capacity of 675 dwellings.

- 1.8 In this context, it is noted that the revisions to the NPPF published on 19th December 2023 included changes to paragraph 145 which now states that
- ‘Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process.’*
- 1.9 The Council will need to consider, as part of future plan preparation whether exceptional circumstances exist to alter Green Belt boundaries in order to allocate non-strategic sites for housing to meet the Council’s housing target.

Appendix F – Sites available to meet GBC’s housing target

The location of SHLAA sites can be found by using the SHLAA map available on the Council’s website [SHLAA and brownfield land register - Gedling Borough Council](#)

		CAPACITY	BROWNFIELD STATUS	GREEN BELT STATUS	AREA (HA)	SHLAA CONCLUSION
MAIN BUILT UP AREA						
ARNOLD		1,271				
G977	Extension to Stockings Farm	81	Greenfield	In Green Belt	3.7	SHLAA concludes site could be suitable
G1137	Land at Mapperley Plains	184	Greenfield	In Green Belt	6.1	SHLAA concludes site could be suitable
G462	Land off Lodge Farm Lane	500	Greenfield	In Green Belt	58	SHLAA concludes site could be suitable. Capacity is reduced to max.500 - rejected as a strategic site
G1130	Land at New Farm, Redhill	500	Greenfield	In Green Belt	214	SHLAA concludes site could be suitable. Capacity is reduced to max.500 - rejected as a strategic site
G1162	Cross Street (Land at corner of)	2	Brownfield	Not in Green Belt	0.07	SHLAA concludes site is deliverable
G223	Maidens Dale (24, Land North)	1	Greenfield	Not in Green Belt	0.02	SHLAA concludes site is developable in 11-15 years
G147	Mansfield Road (231-233, Land Rear Of)	3	Greenfield	Not in Green Belt	0.11	SHLAA concluded site is developable in 11-15 years
CARLTON		1,147				
G1188	Lambley Lane (34)	15	Greenfield	Partly in Green Belt	2.1	SHLAA concludes site could be suitable
G1221	Land at Gedling Wood Farm	29	Greenfield	In Green Belt	0.96	SHLAA concludes site could be suitable
G459	Lambley Lane (Willow Farm)	190	Greenfield	In Green Belt	10.8	SHLAA concludes site could be suitable
G1194 AND G1210	Land East of Mapperley Plains	500	Greenfield	In Green Belt	15.24	SHLAA concludes site could be suitable. Capacity is reduced to max.500 -

						rejected as a strategic site
G1262	Land to east of Teal Close	360	Greenfield	In Green Belt	87.75	SHLAA concludes site could be suitable. Capacity is reduced to max.360 - proposed for allocation
G1164	Woodborough Road (876)	7	Brownfield	Not in Green Belt	0.06	SHLAA concludes site is deliverable
G111	Hereford Road/York Close	1	Brownfield	Not in Green Belt	0.05	SHLAA concludes site is developable 11-15 years
G1154	2b Station Road	2	Brownfield	Not in Green Belt	0.05	SHLAA concludes site is developable 11-15 years
G241	Deabill Street	4	Brownfield	Not in Green Belt	0.04	SHLAA concludes site is developable 11-15 years
G209	Burton Road	8	Brownfield	Not in Green Belt	0.06	SHLAA concludes site is developable 11-15 years
G10	Manor Farm	30	Greenfield	Not in Green Belt	0.26	SHLAA concludes site is developable 11-15 years
G172	Burton Avenue (6A)	1	Greenfield	Not in Green Belt	0.09	SHLAA concludes site is developable 11-15 years
KEY SETTLEMENTS						
BESTWOOD VILLAGE (max.500)						
G28	Broad Valley Farm	327	Greenfield	In Green Belt	10.9	SHLAA concludes site could be suitable
G27 (part)	Westhouse Farm/Moor Road (back land)	175	Greenfield	In Green Belt	6.5	SHLAA concludes site could be suitable
G27 (part)	Westhouse Farm/Moor Road (safeguarded land)	175	Greenfield	Not in Green Belt	6.82	SHLAA concludes site could be suitable
CALVERTON (max.500)						
G661	Land at Broom Farm	4	Greenfield	In Green Belt	0.52	SHLAA concludes site could be suitable
G772	Broom Farm, Mansfield Lane	40	Greenfield	In Green Belt	0.54	SHLAA concludes site could be suitable

G834	Woodview Farm	46	Greenfield	In Green Belt	1.56	SHLAA concludes site could be suitable
G588	Mansfield Lane (250)	50	Brownfield	In Green Belt	1.27	SHLAA concludes site could be suitable
G587	Mansfield Lane (Whitehaven Farm)	100	Greenfield	In Green Belt	2.83	SHLAA concludes site could be suitable
G36	Lampwood Close	103	Greenfield	In Green Belt	3.42	SHLAA concludes site could be suitable
G33	Hollinwood Lane/Long West Croft	123	Greenfield	In Green Belt	4.54	SHLAA concludes site could be suitable
G45	Georges Lane/Gorse Close	180	Greenfield	In Green Belt	6.62	SHLAA concludes site could be suitable
G1159	Land off Oxton Road	500	Predominantly Greenfield	Not in Green Belt	28.51	SHLAA concludes site could be suitable. Capacity is reduced to max.500 - rejected as a strategic site
G1149	Land Adj 21 Flatts Lane	2	Greenfield	Not in Green Belt	0.05	SHLAA concludes site is developable 11-15 years
RAVENSHEAD (max.500)						
G781	Land Between 11 and Blue Eaves	3	Greenfield	In Green Belt	0.52	SHLAA concludes site could be suitable
G1282	Larch Farm (site 2)	10	Greenfield	In Green Belt	0.45	SHLAA concludes site could be suitable
G1201	Land to the north of Beech Avenue	27	Greenfield	In Green Belt	0.97	SHLAA concludes site could be suitable
G659	Larch Farm (site 1)	40	Greenfield	In Green Belt	1.92	SHLAA concludes site could be suitable
G1191	West of Nottingham Road	50	Greenfield	In Green Belt	1.73	SHLAA concludes site could be suitable
G920	Silverland Farm (Main Road/Ricket Lane, Site B)	500	Greenfield	In Green Belt	34.44	SHLAA concludes site could be suitable. Capacity is reduced to max.500 - rejected as a strategic site
G116	Gorse Hill (15, Land Adj To)	1	Greenfield	Not in Green Belt	0.02	SHLAA concludes site is developable 11-15 years
G1174	Woodside Gardens (20) Plot 2	1	Greenfield	Not in Green Belt	0.07	SHLAA concludes site is developable 6-10 years
G1173	Woodside Gardens (20) Plot 1	1	Greenfield	Not in Green Belt	0.08	SHLAA concludes site is developable 6-10 years

OTHER VILLAGES						
BURTON JOYCE		34				
G830	Hillside Drive (land)	3	Greenfield	In Green Belt	0.13	SHLAA concludes site could be suitable
G923	Orchard Close/Hillside Drive (land to the north of)	31	Greenfield	In Green Belt	1.30	SHLAA concludes site could be suitable
LAMBLEY (max.100)						
G672	Land adj Steeles Way/Orchard Rise	15	Greenfield	In Green Belt	0.90	SHLAA concludes site could be suitable
G975	Hill Close Farm / Catfoot Lane (26)	22	Greenfield	Not in Green Belt	1.08	SHLAA concludes site could be suitable
G831	Catfoot Lane	55	Greenfield	In Green Belt	3.48	SHLAA concludes site could be suitable
G1035	Land adjacent Steeles Way/Orchard Rise	55	Greenfield	In Green Belt	2.43	SHLAA concludes site could be suitable
G1083	Land at Catfoot Lane	135	Greenfield	In Green Belt	5.42	SHLAA concludes site could be suitable
G538	Land off Spring Lane	140	Greenfield	In Green Belt	4.46	SHLAA concludes site could be suitable
LINBY		15				
G1072	Main Street/Hayden Lane	15	Greenfield	In Green Belt	0.46	SHLAA concludes site could be suitable
PAPPLEWICK		22				
G1131	Land adj to Griffins Head Public House	22	Predominantly Greenfield	In Green Belt	1.22	SHLAA concludes site could be suitable
WOODBOROUGH		492				
G832	109 Main Street	3	Greenfield	Not in Green Belt	0.09	SHLAA concludes site could be suitable
G42	Lowdham Lane	27	Greenfield	In Green Belt	1.36	SHLAA concludes site could be suitable
G826	Main Street/Taylors Croft (land)	36	Greenfield	Not in Green Belt	1.21	SHLAA concludes site could be suitable
G835	40 Shelt Hill	176	Greenfield	In Green Belt	5.85	SHLAA concludes site could be suitable
G44	Land North of Bank Hill	250	Greenfield	In Green Belt	8.38	SHLAA concludes site could be suitable