## Site 4: 51 Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 51 Derby Road |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441484 |
| **Northing** | 334581 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 9 |
| **Site area (hectares)** | 0.36ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0720/0039 |
| **Planning application type** | Full |
| **Lapse date** | 03.02.2025 |
| **Type of development** | New build & change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 9 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 4 |
| **2025-26** | 5 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 5: 9 South Street, Draycott, Derbyshire

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 9 South Street, Draycott, Derbyshire |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 444447 |
| **Northing** | 333016 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.081ha |
| **Density** | 12.26 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1016/0050 |
| **Planning application type** | Full |
| **Lapse date** | 20.06.2020 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any planning constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 15: Eaton Hill, Alfreton Rd

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Eaton Hill, Alfreton Rd |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton |
| **Easting** | 436405 |
| **Northing** | 342292 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.01ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0318/0027 |
| **Planning application type** | Full |
| **Lapse date** | Not applicable |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 17: Land to rear of 19-21 Firfield Avenue, Derbyshire

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to rear of 19-21 Firfield Avenue, Derbyshire |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Unparished |
| **Easting** | 446397 |
| **Northing** | 333390 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.24ha |
| **Density** | 8.333 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0319/0041 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 11.03.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 18: Land East of, 10 Wallis Close, Draycott, Derbyshire

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land East of, 10 Wallis Close, Draycott, Derbyshire |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott & Risley |
| **Easting** | 444438 |
| **Northing** | 333391 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.017ha |
| **Density** | 58.13 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1215/0001 |
| **Planning application type** | Full |
| **Lapse date** | 24.02.2019 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 19: Quarry Farm, Moor Lane, Derby

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Quarry Farm, Moor Lane, Derby |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton & Stanley |
| **Easting** | 436592 |
| **Northing** | 342078 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.115ha |
| **Density** | 26.08 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1014/0005 |
| **Planning application type** | Full |
| **Lapse date** | 16.12.2017 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 24: Land north east of 33a Main Street, Stanton-by-Dale

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north east of 33a Main Street, Stanton-by-Dale |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Stanton-by-Dale |
| **Easting** | 446665 |
| **Northing** | 337957 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.1ha |
| **Density** | 10 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1118/0045 |
| **Planning application type** | Full |
| **Lapse date** | 16.01.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 28: Former Estate Office & Garage, The Old Estate Yard, Flake Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Estate Office & Garage, The Old Estate Yard, Flake Lane |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Stanton-by-Dale |
| **Easting** | 446493 |
| **Northing** | 337996 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0419/0020 |
| **Planning application type** | Full |
| **Lapse date** | 20.05.2022 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 30: 21 Firfield Avenue, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 21 Firfield Avenue, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446380 |
| **Northing** | 333424 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.15ha |
| **Density** | 13.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0319/0041 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 27.06.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 33: Office Building, Jesse Farm, Lime Lane, Morley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Office Building, Jesse Farm, Lime Lane, Morley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Morley |
| **Easting** | 440136 |
| **Northing** | 340431 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.039ha |
| **Density** | 25.51 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0319/0025 |
| **Planning application type** | Full |
| **Lapse date** | 30.07.2022 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 35: 49 Stevens Lane, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 49 Stevens Lane, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445830 |
| **Northing** | 333719 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.043ha |
| **Density** | 23.25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0619/0019 |
| **Planning application type** | Full |
| **Lapse date** | 30.07.2022 |
| **Type of development** | Subdivision |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 40: 24 Ridgeway Drive, Ilkeston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 24 Ridgeway Drive, Ilkeston |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Dale Abbey |
| **Easting** | 444842 |
| **Northing** | 340365 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.035ha |
| **Density** | 28.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0519/0044 |
| **Planning application type** | Outline |
| **Lapse date** | 16.10.2022 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 41: Land to rear of 18 to 20 Bunting Close, Ilkeston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to rear of 18 to 20 Bunting Close, Ilkeston |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Dale Abbey |
| **Easting** | 445076 |
| **Northing** | 340666 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.123ha |
| **Density** | 16.26 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0719/0010 |
| **Planning application type** | Full |
| **Lapse date** | 10.10.2022 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 42: Garages opposite 7 Manor Park, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Garages opposite 7 Manor Park, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441539 |
| **Northing** | 334370 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.013ha |
| **Density** | 75.75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0719/0025 |
| **Planning application type** | Full |
| **Lapse date** | 01.10.2022 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 54: 48 Derby Road, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 48 Derby Road, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446544 |
| **Northing** | 335889 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | Greenfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 9 |
| **Site area (hectares)** | 0.42ha |
| **Density** | 21.42 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1019/0075 |
| **Planning application type** | Outline |
| **Lapse date** | 13.02.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 9 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 4 |
| **2024-25** | 5 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 55: White Hart Inn, Station Road, West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | White Hart Inn, Station Road, West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 442508 |
| **Northing** | 341316 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.413ha |
| **Density** | 12.09 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0919/0044 |
| **Planning application type** | Full |
| **Lapse date** | 27.03.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 1 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 4 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 60: The Grange, Main Road, Morley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | The Grange, Main Road, Morley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Morley |
| **Easting** | 439413 |
| **Northing** | 341614 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.042ha |
| **Density** | 23.80 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0320/0004 |
| **Planning application type** | Outline |
| **Lapse date** | 20.04.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 63: Land West of 90 Derby Road, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land West of 90 Derby Road, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446348 |
| **Northing** | 335777 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.08ha |
| **Density** | 12.5 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0220/0012 |
| **Planning application type** | Full |
| **Lapse date** | 28.05.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 65: 209-209A Victoria Avenue, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 209-209A Victoria Avenue, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441893 |
| **Northing** | 335186 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.099ha |
| **Density** | 10.03 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0320/0061 |
| **Planning application type** | Full |
| **Lapse date** | 22.05.2023 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 66: 6 Cole Lane, Ockbrook

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 6 Cole Lane, Ockbrook |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442404 |
| **Northing** | 335616 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.005ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0420/0027 |
| **Planning application type** | Full |
| **Lapse date** | 29.05.2023 |
| **Type of development** | New build annex |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 67: 2 Station Road, West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 2 Station Road, West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Dale Abbey |
| **Easting** | 442597 |
| **Northing** | 341285 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.131ha |
| **Density** | 7.576 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0919/0011 |
| **Planning application type** | Full |
| **Lapse date** | 04.05.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 69: Buildings at Maywood Golf Club, Rushy Lane, Sandiacre

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Buildings at Maywood Golf Club, Rushy Lane, Sandiacre |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 445938 |
| **Northing** | 336866 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | Greenfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 6 |
| **Site area (hectares)** | 0.89ha |
| **Density** | 6.741 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0919/0013 |
| **Planning application type** | Full |
| **Lapse date** | 11.06.2023 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 6 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 3 |
| **2024-25** | 3 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 74: Walford, Birchwood Avenue, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Walford, Birchwood Avenue, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446905 |
| **Northing** | 333377 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.197ha |
| **Density** | 20.27 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0819/0035 |
| **Planning application type** | Outline |
| **Lapse date** | 16.07.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 2 |
| **2024-25** | 2 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 77: 66 Wilsthorpe Road, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 66 Wilsthorpe Road, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446442 |
| **Northing** | 333566 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.14ha |
| **Density** | 21 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1119/0008 |
| **Planning application type** | Full |
| **Lapse date** | 19.12.2022 |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission (arising from an allowed planning appeal), it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 83: Magnolia House, 1 Brook Road, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Magnolia House, 1 Brook Road, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442086 |
| **Northing** | 334267 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.038ha |
| **Density** | 25.77 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0920/0015 |
| **Planning application type** | Full |
| **Lapse date** | 29.10.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 85: 153 Cole Lane, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 153 Cole Lane, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442713 |
| **Northing** | 334827 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.060ha |
| **Density** | 16.58 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0920/0047 |
| **Planning application type** | Full |
| **Lapse date** | 03.11.2023 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 86: 3 Morley Lane, Little Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 3 Morley Lane, Little Eaton |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton |
| **Easting** | 436568 |
| **Northing** | 341848 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.395ha |
| **Density** | 2.529 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1019/0071 |
| **Planning application type** | Outline |
| **Lapse date** | 05.11.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 94: Former Stanton Nursing Home, Main Street, Stanton-by-Dale

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Former Stanton Nursing Home, Main Street, Stanton-by-Dale |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Stanton-by-Dale |
| **Easting** | 446455 |
| **Northing** | 337836 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.153ha |
| **Density** | 32.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1119/0053 |
| **Planning application type** | Change of use |
| **Lapse date** | 07.01.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 96: Glenfield, Morley Lane, Stanley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Glenfield, Morley Lane, Stanley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441166 |
| **Northing** | 340610 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.007ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1220/0055 |
| **Planning application type** | Prior notification |
| **Lapse date** | 11.02.2024 |
| **Type of development** | Change of use |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 101: 143 St Wilfrids Road, West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 143 St Wilfrids Road, West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443520 |
| **Northing** | 342080 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.089ha |
| **Density** | 11.16 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0121/0010 |
| **Planning application type** | Full |
| **Lapse date** | 27.04.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 104: Brookside Farm, Rectory Lane, Breadsall

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Brookside Farm, Rectory Lane, Breadsall |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 437044 |
| **Northing** | 340003 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.018ha |
| **Density** | 217.3 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0321/0030 |
| **Planning application type** | Full |
| **Lapse date** | 23.04.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 108: Land west of 6 Kimberley Road, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of 6 Kimberley Road, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441768 |
| **Northing** | 334762 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.135ha |
| **Density** | 14.81 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0321/0031 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 17.05.2023 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 111: Cottage Farm, Holmes Road, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Cottage Farm, Holmes Road, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445592 |
| **Northing** | 334078 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.017ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0121/0023 |
| **Planning application type** | Full |
| **Lapse date** | 01.06.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 113: 126 Duffield Road, Little Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 126 Duffield Road, Little Eaton |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton |
| **Easting** | 435711 |
| **Northing** | 341969 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.211ha |
| **Density** | 4.721 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0321/0051 |
| **Planning application type** | Full |
| **Lapse date** | 22.06.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 119: Hill Top Farm, Common Lane, Stanley Common

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Hill Top Farm, Common Lane, Stanley Common |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441770 |
| **Northing** | 341600 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.1ha |
| **Density** | 10 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0321/0107 |
| **Planning application type** | Full |
| **Lapse date** | 19.08.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 124: 77 Station Road, Stanley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 77 Station Road, Stanley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441990 |
| **Northing** | 340651 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.085ha |
| **Density** | 11.76 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0521/0055 |
| **Planning application type** | Full |
| **Lapse date** | 24.09.2024 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 1 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 125: 67 Brackley Gate, Morley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 67 Brackley Gate, Morley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Morley |
| **Easting** | 438434 |
| **Northing** | 342651 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.072ha |
| **Density** | 13.79 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0621/0005 |
| **Planning application type** | Outline |
| **Lapse date** | 16.09.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 131: 23 Stevens Lane, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 23 Stevens Lane, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445827 |
| **Northing** | 333655 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.114ha |
| **Density** | 17.43 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1019/0060 |
| **Planning application type** | Full |
| **Lapse date** | 15.10.2024 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 141: Rose Hill, Whittaker Lane, Little Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Rose Hill, Whittaker Lane, Little Eaton |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton |
| **Easting** | 436632 |
| **Northing** | 342912 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.034ha |
| **Density** | 29.41 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0921/0004 |
| **Planning application type** | Full |
| **Lapse date** | 09.12.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 142: 98 The Ridings, Ockbrook

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 98 The Ridings, Ockbrook |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442659 |
| **Northing** | 336239 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.162ha |
| **Density** | 12.34 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1021/0066 |
| **Planning application type** | Reserved matters |
| **Lapse date** | 21.12.2024 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 1 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 143: Risley Hall, Derby Road, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Risley Hall, Derby Road, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446013 |
| **Northing** | 335511 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 22 |
| **Site area (hectares)** | 0.266ha |
| **Density** | 82.52 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0221/0036 |
| **Planning application type** | Full |
| **Lapse date** | 06.01.2025 |
| **Type of development** | Change of use |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 22 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 11 |
| **2024-25** | 11 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 144: Riverside Farm, Station Road, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Riverside Farm, Station Road, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441359 |
| **Northing** | 334228 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 9 |
| **Site area (hectares)** | 0.760ha |
| **Density** | 11.83 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0421/0084 |
| **Planning application type** | Full |
| **Lapse date** | 06.01.2025 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 9 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 5 |
| **2024-25** | 4 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 145: Land west, south-west and inclusive of 48 Balmoral Road, Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west, south-west and inclusive of 48 Balmoral Road, Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442235 |
| **Northing** | 334370 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 45.45 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1121/0051 |
| **Planning application type** | Full |
| **Lapse date** | 28.01.2025 |
| **Type of development** | New build |
| **Construction status** | Started |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 3 |
| **2023-24** | 2 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 147: Land south west of Chestnut Farm, Morley Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south west of Chestnut Farm, Morley Lane |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Morley |
| **Easting** | 438599 |
| **Northing** | 341656 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0721/0085 |
| **Planning application type** | Outline |
| **Lapse date** | 22.02.2025 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 1 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 149: Land west of The Navigation Inn, Risley Lane, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of The Navigation Inn, Risley Lane, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446017 |
| **Northing** | 334011 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.08ha |
| **Density** | 12.5 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1020/0035 |
| **Planning application type** | Full |
| **Lapse date** | 04.03.2024 |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission as a result of an allowed appeal, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 1 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 150: Flourish Farm, Spondon Road, Dale Abbey

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Flourish Farm, Spondon Road, Dale Abbey |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Dale Abbey |
| **Easting** | 442698 |
| **Northing** | 338841 |
| **Existing use** | Not applicable as site has planning permission. |
| **Surrounding land use(s)** | Not applicable as site has planning permission. |
| **Site source** | Windfall |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.041ha |
| **Density** | 75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0421/0067 |
| **Planning application type** | Prior Notification |
| **Lapse date** | 25.05.2024 |
| **Type of development** | Change of use |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission (arising from an allowed planning appeal), it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 3 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 151: North of Spondon

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | North of Spondon |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Dale Abbey |
| **Easting** | 441063 |
| **Northing** | 336943 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Woodland, residential and agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 200 |
| **Site area (hectares)** | 12.3ha |
| **Density** | 16.2 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | Draft allocation |
| **Planning application reference (ERE/)** | SGA26 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of four strategic housing locations being promoted as allocations through the Core Strategy Review. Constraints and general information about the site are presented in the corresponding Strategic Growth Area (SGA) assessment (SGA26) which have been produced to provide more insight into conditions on and adjacent to the proposed allocation site. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | As referred to within the 'overcoming constraints' section of the site's assessment, this site is a draft strategic housing allocation in the Borough's Core Strategy Review (CSR). It is considered that all relevant constraints have been identified and adequately overcome - as demonstrated within draft Policy 1.4 of the CSR which sets out necessary infrastructure provisions and mitigation measures. Site promoters have demonstrated that delivery within a five-year period is possible, leading to the Council determining that this site is classed as deliverable. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 200 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 60 |
| **2025-26** | 70 |
| **2026-27** | 70 |
| **2027-onwards** | 0 |

## Site 152: Acorn Way, Derby

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Acorn Way, Derby |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Morley |
| **Easting** | 439009 |
| **Northing** | 337951 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential, school site, playing fields and agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 600 |
| **Site area (hectares)** | 26ha |
| **Density** | 23 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | Draft allocation |
| **Planning application reference (ERE/)** | SGA1 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of four strategic housing locations being promoted as allocations through the Core Strategy Review. Constraints and general information about the site are presented in the corresponding Strategic Growth Area (SGA) assessment (SGA1) which have been produced to provide more insight into conditions on and adjacent to the proposed allocation site. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | As referred to within the 'overcoming constraints' section of the site's assessment, this site is a draft strategic housing allocation in the Borough's Core Strategy Review (CSR). It is considered that all relevant constraints have been identified and adequately overcome - as demonstrated within draft Policy 1.3 of the CSR which sets out necessary infrastructure provisions and mitigation measures. Site promoters have demonstrated that delivery within a five-year period is possible, leading to the Council determining that this site is classed as deliverable. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 600 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 50 |
| **2025-26** | 100 |
| **2026-27** | 100 |
| **2027-onwards** | 350 |

## Site 172: Workshops/The Old Pit Yard, Station Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Workshops/The Old Pit Yard, Station Road |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Dale Abbey / Stanley and Stanley Common |
| **Easting** | 442525 |
| **Northing** | 341022 |
| **Existing use** | Mixed employment uses |
| **Surrounding land use(s)** | Largely agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 20 |
| **Site area (hectares)** | 1ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  A Coal Mining Risk Assessment must accompany any planning application.  The benefit of housing on this site must be weighed up against the competing current land uses before planning permission can be granted.  The site would need to be released from the Green Belt to make it Policy compliant. This would require a full Green Belt Review.  The site owner is unknown and has not expressed support for development. The owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Buildings forming part of the former Stanley Colliery now accommodate several businesses. The facilities offer smaller business units and their occupancy demonstrates continued demand. Whilst low-quality in condition, the site is washed over by Green Belt designation making the site unsuitable for new housing. Its active status as an industrial estate mean the site cannot be considered available, with any achievability of any new housing across the period covered by this SHLAA highly unlikely. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 173: Land west of 32 Rutland Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of 32 Rutland Avenue |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442310 |
| **Northing** | 334805 |
| **Existing use** | Domestic curtilage |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0717/0022 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Consideration to be given as to the reasons the site was not approved for development previously as part of ERE/0717/0022 which refused planning permission for a single dwelling.  The current site owner(s) is unknown. The site owner must be supportive of development for it to be considered available and it is not known whether the land is owned by the same person(s) who submitted the previously refused application. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | Notwithstanding the previously refused planning application, it is thought that revisions to the proposal may improve prospects of gaining planning permission as part of a future submission. However, with the site owner(s) unknown, the timescales in which a revised application may come forward are unknown which leads to new housing being considered as a long-term prospect. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 1 |

## Site 177: Land to rear of 157 High Lane Central

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to rear of 157 High Lane Central |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 444236 |
| **Northing** | 342203 |
| **Existing use** | Domestic curtliage and workshops |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.08ha |
| **Density** | 12.5 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1121/0018 |
| **Planning application type** | Pending |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | No |
| **Overcoming constraints** | Vehicular access to the site would require improvement as part of future development plans, although this was not a reason for refusal from previous applications.  A Coal Mining Risk Assessment must accompany any planning application.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment. A residential property to the south of the site (147 High Lane Central) is on the Local Interest List.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site would need to be released from the Green Belt to make general residential development policy compliant. This would be required as part of a full Green Belt Review.  Outline PP refused twice (ERE 0612/0038 & 0613/0026) for a single dwelling to the south of no.157. This was largely due to Green Belt location and its poor relationship to the existing built development. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | Outline planning permission for new residential development at this site has been refused twice previously, largely as a result of the inappropriateness of housing development in Green Belt locations. As a consequence, the site cannot be deemed suitable with the non-conformity of housing with Green Belt policy, and whilst a new application where a decision is pending demonstrates the availability of the site, its GB status strongly suggests difficulties in achievability. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 181: 12 Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 12 Derby Road |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441615 |
| **Northing** | 334596 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.14ha |
| **Density** | 21 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0812/0016 |
| **Planning application type** | Lapsed |
| **Lapse date** | 27.09.2015 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 184: 148 High Lane West

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 148 High Lane West |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443252 |
| **Northing** | 342020 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.16ha |
| **Density** | 6 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0211/0010 |
| **Planning application type** | Lapsed |
| **Lapse date** | 24.03.2013 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 185: 15 South Street, Draycott

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 15 South Street, Draycott |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 444434 |
| **Northing** | 333019 |
| **Existing use** | Domestic curtliage and garden area |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.09ha |
| **Density** | 11 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1016/0050 |
| **Planning application type** | Lapsed |
| **Lapse date** | 06.02.2020 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 186: 16 Hind Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 16 Hind Avenue |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445179 |
| **Northing** | 333490 |
| **Existing use** | Domestic curtilage and garden area |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.01ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1220/0018 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Acceptable vehicular access would need to be formed as part of the development of the site.  Consideration needs to be given as to the highway and design reasons which have prevented the site from being granted planning permission (a one-unit scheme was refused by ERE/1220/0018) and the successful implementation of development. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | Whilst planning permission for a single dwelling was refused in 2021, it is believed that a revised scheme with modified access arrangements would be acceptable to the Borough Council. However, the site's current owner(s) are unknown so an imminent application is unlikely. All other policy considerations are considered in conformity with the principle of new build given the site's urban setting. |
| **SHLAA conclusion category** | 11 to 15 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 1 |

## Site 191: 332 Belper Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 332 Belper Road |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441150 |
| **Northing** | 342614 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential and social club (with parking area) |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 133 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0408/0018 |
| **Planning application type** | Lapsed |
| **Lapse date** | 20.08.2011 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 192: 332b Belper Road, Stanley Common

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 332b Belper Road, Stanley Common |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441156 |
| **Northing** | 342623 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.09ha |
| **Density** | 22 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0617/0065 |
| **Planning application type** | Lapsed |
| **Lapse date** | 09.08.2020 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | No |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 194: Land to the North and Rear of 45 Nottingham Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the North and Rear of 45 Nottingham Road |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441864 |
| **Northing** | 334535 |
| **Existing use** | Wooded site |
| **Surrounding land use(s)** | Residential, garage/showroom and burial ground. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1010/0039 |
| **Planning application type** | Lapsed |
| **Lapse date** | 03.12.2013 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 198: 8 Almshouses Lane Morley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 8 Almshouses Lane Morley |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 438625 |
| **Northing** | 341258 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 9 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0211/0024 |
| **Planning application type** | Lapsed |
| **Lapse date** | 30.03.2014 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 199: Land Adjoining 8 Dale Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land Adjoining 8 Dale Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441806 |
| **Northing** | 340047 |
| **Existing use** | Vacant, overgrown site |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 40 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1111/0050 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | No |
| **Overcoming constraints** | In addition to the constraints listed by the assessment, the main issues which led to the Borough Council refusing the application for two dwellings was the non-conformity with local and national planning regarding the appropriateness of new housing in a Green Belt location which is isolated from the nearest inset settlement (Stanley). |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | In addition to the Borough Council refusing the application for two units, this decision was also appealed to the Planning Inspectorate where APP/N1025/A/12/2181519 was dismissed. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 201: Land Adj. 140 Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land Adj. 140 Derby Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Unparished |
| **Easting** | 441480 |
| **Northing** | 339757 |
| **Existing use** | Domestic curtilage of 140 Derby Road |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0317/0030 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site would need to be released from the Green Belt to make new residential development policy-compliant with local and national policies. This would require a full Green Belt review across the Borough.  Vehicular access to the site would need to be improved to overcome issues of concern raised as part of the refused outline application. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Two previous attempted to secure planning permission have both been rejected by the Council. The two main reasons for refusal, Green Belt and inadequate means of safe vehicular access are thought to be sufficiently problematic to overcome that the site has been assessed as non-deliverable and developable. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 203: Land NW of 26 Draycott Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land NW of 26 Draycott Road |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442200 |
| **Northing** | 334265 |
| **Existing use** | Domestic garden land |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.05ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0609/0041 |
| **Planning application type** | Lapsed |
| **Lapse date** | 21.08.2012 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 205: Land Rear Of, 128-130 Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land Rear Of, 128-130 Derby Road |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 443714 |
| **Northing** | 333580 |
| **Existing use** | Domestic curtilage to rear of properties |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.07ha |
| **Density** | 14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1008/0028 |
| **Planning application type** | Lapsed |
| **Lapse date** | 14.01.2012 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 208: Land to the north of 63 St Wilfrid's Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north of 63 St Wilfrid's Road |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443393 |
| **Northing** | 341559 |
| **Existing use** | Domestic curtilage and garden area |
| **Surrounding land use(s)** | Residential and area of woodland |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.16ha |
| **Density** | 19 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0316/0039 |
| **Planning application type** | Lapsed |
| **Lapse date** | 09.05.2019 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent on several occasions, the last of which was approved in 2016, it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 210: Land to the rear of 244 Victoria Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the rear of 244 Victoria Avenue |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442155 |
| **Northing** | 335536 |
| **Existing use** | Domestic garden and paddock |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 12 |
| **Site area (hectares)** | 0.35ha |
| **Density** | 34 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1112/0009 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The means of vehicular access (from Collier Lane) and junction arrangements would need to be significantly improved as part of any future development of the site.  The site is located within 100m of Ockbrook Village Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Prior to any consideration for residential development, the site would firstly need to be released from the Green Belt to make housing compliant with local and national policies. This would require site assessment through a comprehensive Green Belt Review.  Consideration should be given to the reasons why planning permission has not previously been granted at this site given past applications and a dismissed planning appeal. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | Whilst the Borough Council is aware that the site owner is keen to pursue residential development at this site, the planning history (refused application and a dismissed appeal) demonstrate the unsuitability of development at this location. Whilst the site is available for redevelopment, residential development on Green Belt is inappropriate by definition so is unable to demonstrate that new housing is achievable within a developable (6-15 year) period. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 211: Land to the Rear of 5 Field Close

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the Rear of 5 Field Close |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446826 |
| **Northing** | 333401 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Residential, vacant land and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.21ha |
| **Density** | 14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0114/0013 |
| **Planning application type** | Lapsed |
| **Lapse date** | 13.03.2017 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 3b |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 212: Protected school site at Moor Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Protected school site at Moor Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 437071 |
| **Northing** | 339905 |
| **Existing use** | Paddock/agricultural land |
| **Surrounding land use(s)** | Residential, church and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 25 |
| **Site area (hectares)** | 0.91ha |
| **Density** | 27 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site is located within Breadsall Conservation Area. Any development proposal which requires planning consent must sympathetically consider the surrounding historical environment and impact on various individual heritage assets such as the grounds of and All Saints Church itself, the Old Hall, War Memorial and neighbouring school.  The site would need to be released from the Green Belt ahead of any future residential development proposal to ensure its compliance to current Local Plan policies. This would require a full Green Belt Review. The site owner is unknown. The site owner must be supportive of residential development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site has long been established as a safeguarded education site to facilitate the possible need for a new school. However, Derbyshire Council Council have confirmed that this site has been de-notified allowing it to be considered for other uses. However, with the land designated as Green Belt then housing is deemed to be inappropriate. This, combined with the unknown owner and the lack of development being promoted at the site demonstrates that whilst it is now free of operational requirements, residential development is not suitable or achievable within the period covered by this SHLAA. As the site directly adjoins the village envelope of Breadsall, longer term development may be possible subject to future planning policies and localised needs for housing. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 214: Scotland Farm, Far Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Scotland Farm, Far Lane |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 443372 |
| **Northing** | 336368 |
| **Existing use** | Employment units |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.76ha |
| **Density** | 4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0212/0070 |
| **Planning application type** | Lapsed |
| **Lapse date** | 01.10.2015 |
| **Type of development** | Change of Use |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | Yes |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. Further to this, records show a number of local businesses now based out of buildings at Scotland Farm. This adds doubt as to whether a future application could result in the delivery of any housing units at this location although the buildings could always be converted, subject to planning consent, to residential units. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 216: West Hallam Storage Depot, Cat and Fiddle Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | West Hallam Storage Depot, Cat and Fiddle Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443572 |
| **Northing** | 340767 |
| **Existing use** | Industrial, warehousing and storage land |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 1000 |
| **Site area (hectares)** | 44.7ha |
| **Density** | 22 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA15 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is information provided by the site's owners which demonstrated a short to medium-term commitment to retaining and improving employment facilities at the site, thereby prejudicing the ability to deliver a large-scale housing development.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA15. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site was included in early stages of the Erewash Core Strategy review with proposals for a large-scale, strategic housing location for 1,000 homes. However, the site owners advised the Borough Council of their intentions for short-term investment in modernising some of the employment facilities on site. As a result, the site has been removed as a strategic housing allocation with the prospects for housing delivery significantly reduced. There may be longer-term opportunities to revisit the provision of housing on the site, but despite the Storage Depot remaining a suitable, non-Green Belt location for residential uses, it is not currently available and housing cannot be achieved within the 15-year period this SHLAA covers. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1000 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 220: 50 Stevens Lane, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 50 Stevens Lane, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445902 |
| **Northing** | 333724 |
| **Existing use** | Enclosed yard with buildings around perimeter |
| **Surrounding land use(s)** | Residential and area of car parking |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.08ha |
| **Density** | 37 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0218/0067 |
| **Planning application type** | Lapsed |
| **Lapse date** | 23.05.2022 |
| **Type of development** | Mixed |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. Records show ongoing discussions between the Council and agent discussing how revisions to a scheme proposed by ERE/0421/0056 can make ensure appropriate design and layout. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 3 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 221: Grove Farm Cottage, Dale Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Grove Farm Cottage, Dale Road |
| **Sub area** | Villages |
| **Ward** | Kirk Hallam and Stanton by Dale |
| **Parish** | Unparished |
| **Easting** | 445567 |
| **Northing** | 338216 |
| **Existing use** | Various structures including stables and barns |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.12ha |
| **Density** | 8 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 1117/0070 |
| **Planning application type** | Lapsed |
| **Lapse date** | 02.10.2021 |
| **Type of development** | Change of use |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 223: Land to the rear of The Bungalow, Hill Top

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the rear of The Bungalow, Hill Top |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton & Stanley |
| **Easting** | 437408 |
| **Northing** | 339278 |
| **Existing use** | Storage facility and yard |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | Brownfield |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 8 |
| **Site area (hectares)** | 0.19ha |
| **Density** | 42 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0316/0024 |
| **Planning application type** | Lapsed |
| **Lapse date** | 31.05.2019 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 8 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 228: 2 The Chase, Little Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | 2 The Chase, Little Eaton |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton & Stanley |
| **Easting** | 436736 |
| **Northing** | 342699 |
| **Existing use** | Domestic curtilage and garden area |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.11ha |
| **Density** | 18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0217/0048 |
| **Planning application type** | Full |
| **Lapse date** | 04.05.2020 |
| **Type of development** | New build |
| **Construction status** | Granted |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Not applicable |
| **Overcoming constraints** | With the site benefitting from planning permission, it is considered any constraints have been satisfactorily overcome. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | Yes |
| **Achievability** | Yes |
| **Assessment conclusion** | This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery occuring within five years. |
| **SHLAA conclusion category** | 0 to 5 years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | Yes |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 2 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 230: Land between 209 & 219 High Lane East, West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land between 209 & 219 High Lane East, West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 444956 |
| **Northing** | 341623 |
| **Existing use** | Hardstanding area used for car parking and access |
| **Surrounding land use(s)** | Residential and recreation ground |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 2 |
| **Site area (hectares)** | 0.13ha |
| **Density** | 15 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0815/0028 |
| **Planning application type** | Lapsed |
| **Lapse date** | 14.01.2019 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 2 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 231: Coach House Garage, north of Grange Farm, The Village, West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Coach House Garage, north of Grange Farm, The Village, West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443073 |
| **Northing** | 340933 |
| **Existing use** | Former coach house |
| **Surrounding land use(s)** | Residential, agricultural land and West Hallam Storage Depot |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.01ha |
| **Density** | 100 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0916/0009 |
| **Planning application type** | Lapsed |
| **Lapse date** | 16.02.2020 |
| **Type of development** | Mixed |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 233: Land north west of 84 Derby Road, Draycott

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north west of 84 Derby Road, Draycott |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 443890 |
| **Northing** | 333458 |
| **Existing use** | Domestic curtilage used for private car parking |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.03ha |
| **Density** | 33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0119/0045 |
| **Planning application type** | Lapsed |
| **Lapse date** | 22.03.2022 |
| **Type of development** | New build |
| **Construction status** | Lapsed |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Council records show that planning permission at this site has now lapsed. This suggests that the current/previous site-owner felt it was not desirable to implement the residential consent in its approved format, despite all constraints being overcome in order for the Council to have approved plans. The Council will further investigate the reasons for lapsing and consider whether any alterations to the lapsed proposal would be desirable in order to encourage a resubmitted application and strengthen prospects of housing delivery. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | As planning permission has now lapsed, it is not considered that any supply from the site can realistically be expected to occur within a 15-year period. However, with the principle of permission having been established through the granting of consent it is felt that new housing supply could still materialise beyond the developable period, if not sooner. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 239: Land off Lewcote Lane (adj. to High Lane East)

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land off Lewcote Lane (adj. to High Lane East) |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 444397 |
| **Northing** | 342300 |
| **Existing use** | Enclosed grassland with agriculture |
| **Surrounding land use(s)** | Former colliery site, residential and agriculture |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 80 |
| **Site area (hectares)** | 4.1ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Achieving suitable means of access on rural country lanes will require detailed assessment.  The appropriateness of the site for housing should be considered against the neighbouring land use (agricultural land) upon receipt of an application.  A Coal Mining Risk Assessment must accompany any planning application.  Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The site would need to be released from the Green Belt to make housing development policy compliant. This would require a full Green Belt Review.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of ground contamination and instability owing to historic mining activities at the adjacent site of a former colliery.  The site is restricted in terms of access with only Lewcote Lane able to provide access and egress. Lewcote Lane is a narrow country lane with limited scope to deal with the expected increase in vehicular activity and a development of this scale would likely be too much for a road of limited specification to cope with.  With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 240: North of Breaston and Draycott

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | North of Breaston and Draycott |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Draycott and Church Wilne & Breaston |
| **Easting** | 444527 |
| **Northing** | 333758 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 7504 |
| **Site area (hectares)** | 215.5ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA20 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself is severed from Draycott due to the Nottingham to Derby railway line which acts as a strong defensible northern barrier to the settlement. Further east, the site would see a substantial enlargement of the village of Breaston which would potentially overburden local amenities and highway-based infrastructure as a result of the scale of new homes.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options elsewhere in the Borough.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA20. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy (SGA20). It has not been selected as one of the Council's preferred sites planned for inclusion within its Core Strategy Review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 7504 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 241: Land to the east of Risley Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the east of Risley Lane |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446051 |
| **Northing** | 334554 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 131 |
| **Site area (hectares)** | 6.55ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Acceptable vehicular access points into and out of the site would need to be created/improved as part of any future proposals to develop land, The additional traffic generated by housing development would create stress on junctions at either end of Risley Lane.  The site would need to be released from the Green Belt if housing was proposed in order to make a development policy-compliant. This would require a full Green Belt Review.  The site owner is unknown. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of difficulties for the local road network and key junctions in absorbing an increase in traffic generated by a development. The sole access to the site would be taken from a rural country lane.  With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 242: Land to the north east of Lewcote Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north east of Lewcote Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 444458 |
| **Northing** | 342177 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 22 |
| **Site area (hectares)** | 1.1ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Achieving suitable means of access on rural country lanes will require detailed assessment.  The appropriateness of the site for housing should be considered against the neighbouring land use (agricultural land) upon receipt of an application.  A Coal Mining Risk Assessment must accompany any planning application.  The site would need to be released from the Green Belt to make housing development policy compliant. This would require a full Green Belt Review.  The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of ground contamination and instability owing to historic mining activities at the nearby site of a former colliery.  The site is restricted in terms of access with only Lewcote Lane able to provide access and egress. Lewcote Lane is a narrow country lane with limited scope to deal with the expected increase in vehicular activity and a development of this scale would likely be too much for a road of limited specification to cope with.  With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 288: The Bartram Centre, The Crescent

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | The Bartram Centre, The Crescent |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441885 |
| **Northing** | 341779 |
| **Existing use** | Private garages and scout hut (Bartram Centre) |
| **Surrounding land use(s)** | Residential and agricultural |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.14ha |
| **Density** | 28.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | A Coal Mining risk Assessment must accompany any planning application. The benefit of housing on this site must be weighed against the competing current land use before planning permission can be granted. The site owner is unknown. The site owner must be supportive of development before the site can be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This small site is accessed off The Avenue and is located between adjacent residential properties with a narrow access leading to the facility which has provision for private parking surrounding the building. Currently in use as a scout hall, this is an important community facility for Stanley Common and surrounding villages. Despite the site forming part of an inset settlement and being situated within an almost exclusively residential area (suggesting that a small housing scheme may be suitable in principle), no promotion of the site for new housing has been made to the Council confirming it is not available with a low likelihood of residential development occurring across the lifespan of this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 4 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 290: Land around former Wilne Mills

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land around former Wilne Mills |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 444593 |
| **Northing** | 331594 |
| **Existing use** | Defence manufacturer campus |
| **Surrounding land use(s)** | Arable farmland & River Derwent |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 243 |
| **Site area (hectares)** | 8.01ha |
| **Density** | 30.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | Yes |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 3 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site would need to be released from Green Belt to make it policy-compliant. This would require a full Green Belt review.  The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A large campus-style site now accommodating a company manufacturing products for defence, this is a remote location distant from the nearest inset settlement of Draycott. With the entirety of the site washed over by Green Belt this makes it unsuitable for residential development. By virtue of the manufacturing operations and testing exercises, the remoteness away from established residential areas is operationally necessary. No promotion of the site for housing has occurred meaning it is not available for redevelopment, nor would residential development be expected to occur across the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 243 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 301: Land East of 168 Brookside Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land East of 168 Brookside Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 437953 |
| **Northing** | 339469 |
| **Existing use** | Domestic curtilage |
| **Surrounding land use(s)** | Residential, countryside and a multi-user recreational trail |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 1 |
| **Site area (hectares)** | 0.04ha |
| **Density** | 25 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | 0815/0008 |
| **Planning application type** | Refused |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site would need to be released from Green Belt to make it Policy compliant. This would require a Green Belt Review. Consideration to be given as to the reasons the site has not been developed previously. The site owner is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A small and narrow plot of land located at the eastern end of a row of domestic properties on Brookside Road. The site is located within an area of the Borough designated as Green Belt, with two previous applications for a residential property refused on grounds of inappropriate development - the last of which was in 2015. The refusal of consent for new housing demonstrates that the site is unsuitable for residential development, and the lack of any recent promotion to the Council by a site owner(s) indicates that the land is not available for redevelopment. All mentioned factors combine to suggest that new housing on the site would not be achievable within the timeframe covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 302: Land east of Borrowash (off Derby Road)

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land east of Borrowash (off Derby Road) |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 442910 |
| **Northing** | 334456 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 330 |
| **Site area (hectares)** | 18ha |
| **Density** | 18.33 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of residential development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Sizeable area of agricultural land adjoining the eastern side of Borrowash. Land surrounds the properties of Draycott Fields and Derwent Grange. The site would represent an eastward extension to Borrowash, although the entirety of the site sits within designated Green Belt which sees new housing deemed as inappropriate development. For this reason, the site is not considered suitable for new housing development. No promotion of the land has been made to the Council by a site owner(s) which indicates that the land is not currently available for residential development. All factors indicate that new housing would not be achievable at this location across the timeframe covered by this SHLAA, although as the site adjoins the settlement of Borrowash, its future development may, subject to conformity to planning policies, represent an opportunity for the growth of the village. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 330 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 307: Land South of 130 Station Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land South of 130 Station Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 442033 |
| **Northing** | 340566 |
| **Existing use** | Domestic garden curtilage |
| **Surrounding land use(s)** | Residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 4 |
| **Site area (hectares)** | 0.1ha |
| **Density** | 40 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The primary means of vehicular access (from New Street) would need enhancement, as would the junction arrangements with Station Road, as part of any future development of the site.  A Coal Mining Risk Assessment must accompany any planning application.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site appears to be domestic curtilage of 130 Station Road with aerial photography showing the land set out as garden. Vehicular access to the land could be achieved from west of 6 New Street, where an access ends abruptly at the boundary with this site. Whilst the site appears to serve a residential use, new housing development could in principle be suitable given the surroundings being exclusively residential in character. However, no promotion of the site has been made to the Council and with the site owner(s) unknown this reaffirms it is unavailable for the construction of new housing. Without active site promotion, it is unlikely that residential development would be achievable on this site in the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 309: Land south of Beech Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of Beech Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 442891 |
| **Northing** | 341233 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land, residential and school |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 228 |
| **Site area (hectares)** | 6.5ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA2 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village settlement of West Hallam.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  While the site has previously been promoted for residential development, it is unclear whether the current site owner(s) wish to pursue development opportunities at this location.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA2. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 228 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 310: Land south of the Risley Park Public House

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of the Risley Park Public House |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 445713 |
| **Northing** | 335461 |
| **Existing use** | Equine-related facilities and fields |
| **Surrounding land use(s)** | Risley Park public house, residential, A52 road and arable farmland |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 63 |
| **Site area (hectares)** | 2.1ha |
| **Density** | 30 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of any future application.  Vehicular access to the site would need forming to link to Breaston Lane ahead of the site’s future development.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment given the site adjoins Risley Conservation Area.  Air quality issues will be addressed with Environmental Health should an application be forthcoming.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  The site would need to be released from Green Belt to make new housing compliant with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site is characterised by its enclosure into a number of individual fields and usage for equine-related activities. Located in an isolated location west of Risley and spanned entirely by Green Belt, the site is not considered to be suitable for new residential development due to the inappropriateness of housing in designated Green Belt areas. No recent promotion of the site as a suitable location for new housing has been made to the Council, with this demonstrating its unavailability and consequently, the unlikeliness of residential development occurring at this site across the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 311: Land surrounding All Saints Church, Belper Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land surrounding All Saints Church, Belper Road |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441619 |
| **Northing** | 342377 |
| **Existing use** | Enclosed farmland |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 150 |
| **Site area (hectares)** | 5ha |
| **Density** | 30 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | A Coal Mining Risk Assessment must accompany any future planning application.  The site would need to be released from Green Belt to make market housing development compliant with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A long, rectangular site which incorporates several fields located to the rear of properties on the north side of Belper Road (A609). At its western end, the site envelops the grounds of All Saints Church, whilst The Ropewalk forms its eastern-most boundary. All land within this site is designated as Green Belt making residential development inappropriate. This affects the suitability of housing at this location given the inappropriateness of most forms of new housing within Green Belt. No site promotion to the Council has occurred from a site owner(s) so it is presumed that the land is unavailable for the prospects of housing development. When all factors are taking into account, it is considered unlikely that development will be achievable at this location across a period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 313: Land south of Longmoor Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of Longmoor Lane |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 447096 |
| **Northing** | 334200 |
| **Existing use** | Agricultural land and equine related paddocks |
| **Surrounding land use(s)** | Cemetary, residential and the M1 motorway |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 335 |
| **Site area (hectares)** | 18.6ha |
| **Density** | 18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA31 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Breaston and would serve to extend the settlement in an easterly direction, infilling largely open land between the current edge of the village and the M1 motorway.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.  Residential development at this location has been promoted during the Core Strategy review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA31. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 335 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 315: Land east of Spondon

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land east of Spondon |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441260 |
| **Northing** | 336078 |
| **Existing use** | Arable farmland |
| **Surrounding land use(s)** | A52 Brian Clough Way, arable farmland and sports pitches. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 513 |
| **Site area (hectares)** | 17.1ha |
| **Density** | 30 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The benefit of housing at this location must be weighed up against the competing land use across the site before any future planning permission can be granted.  The site would need to be released from Green Belt if residential development was proposed in order for it to be compliant with local and national planning policy. This would require a Green Belt review.  The site owner(s) is currently unknown. The site has previously been submitted for consideration in past SHLAAs, but current landowner arrangements and willingness to develop are not known. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Large area of agricultural land adjoining the boundary of neighbouring Derby City. Site submitted for consideration a number of years ago in conjunction with proposed development on the Derby City side of the shared boundary making the proposal a cross-boundary development. All land within the site boundaries is Green Belt making housing inappropriate as per national and local planning policy. The status of the land results in the site being deemed unsuitable for housing development. With no recent promotion of development at the site by its owner(s) then the site has been assessed as unavailable, reaffirming the unlikeliness of residential development being achievable at this location. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 317: Land to the north east of Stanley Village

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north east of Stanley Village |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441842 |
| **Northing** | 340802 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Multi-user trail, residential, agricultural land and public open space |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 55 |
| **Site area (hectares)** | 2.81ha |
| **Density** | 19.57 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | Yes |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Early engagement with Planning and Environmental Health departments is crucial to establish whether the land is determined as contaminated under Part 2A of the Environmental Protection Act 1990. This will clarify what assessment is needed to support any future planning application.  A Coal Mining Risk Assessment must accompany any future planning application.  The site would need to be released from Green Belt if residential development was pursued in future in order to ensure compliance with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site infills between the current extent of the inset part of Stanley village and the route of the former Great Northern railway line which passes north of the settlement. Sweeping around Stanley Recreation Ground and the Community Hall, the site forms part of designated Green Belt meaning most forms of new housing are deemed inappropriate. Despite the site forming physical connectivity with the inset village, its Green Belt status ensures the site is classed as unsuitable for new housing development. No promotion of the site for residential development has been made by the site owner(s) to the Council, indicating that the land is not currently available to assist with housing delivery. These factors combined ensure that it is extremely unlikely new housing will be achievable at this location across the period of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 318: Land to the north of Croft Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north of Croft Lane |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 436572 |
| **Northing** | 339597 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Primarily agricultural land with a small border to residential land. |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 120 |
| **Site area (hectares)** | 4.1ha |
| **Density** | 29 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA24 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Breadsall and would extend the settlement in a westerly direction towards the A38/A61 interchange.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.  Residential development at this location has been promoted during the Core Strategy review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA24. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 120 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 319: Land to the north of Derby Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north of Derby Road |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446309 |
| **Northing** | 335879 |
| **Existing use** | Domestic curtilage of Bramley House |
| **Surrounding land use(s)** | Arable farmland, residential and woodland |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 19 |
| **Site area (hectares)** | 0.61ha |
| **Density** | 31.14 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access to the site would need to be improved from Derby Road (B5010) in order to create a safe connection to the highway network as part of any future development of this site.  The site is located in close proximity to Risley Conservation Area. Any future planning application must sympathetically consider the surrounding historical environment and heritage assets.  The site would need to be released from Green Belt if residential development was pursued to ensure compliance with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This long, rectangular-shaped site stretches northwards away from the established pattern of housing development located along the northern side of Derby Road. The southern portion of the site appears landscaped, but this is more irregular further north. Bramley House itself is outside the Green Belt, but the majority of the site is washed over by the designation meaning most types of housing will be inappropriate development. This results in the site not being suitable for residential development. No promotion of the site to the Council by a site owner(s) has been made, providing a strong indication that land is not available to accommodate any new housing. All factors combine to result in a conclusion that residential development is unlikely to be achievable at this location during the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 320: Land to the north of West Hallam Storage Depot, Cat and Fiddle Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the north of West Hallam Storage Depot, Cat and Fiddle Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443503 |
| **Northing** | 340927 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Countryside, agricultural land and West Hallam depot. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 45 |
| **Site area (hectares)** | 3.04ha |
| **Density** | 14.80 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Air quality issues will need to be addressed with Environmental Health should a future application be forthcoming.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  A Coal Mining Risk Assessment must accompany any future planning application.  The site would need to be released from Green Belt if housing was pursued in order to make a development compliant with local and national policies. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.  Vehicular access would need to be formed from Cat and Fiddle Lane (or from the adjacent Storage Depot site) in order to serve the site. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A small parcel of agricultural land located on the northern side of the Great Northern Greenway, just opposite the Storage Depot site. Vehicular access to the land appears problematic with no obvious route other than the formation of access from the Depot site itself - this would then sever an off-road section of the Greenway which is not desirable. The site forms part of the designated area of Green Belt within the Borough. Together with the access restrictions, this casts significant doubt on the suitability of any residential development. Coupled with this, no promotion of new housing at this location has been made to the Council - indicating that the site owner(s) has no intention of persuing development. These factors combined show clearly that residential development here would be extremely unlikely to be achievable in the time period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 321: Land to the rear of 258-268 Belper Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the rear of 258-268 Belper Road |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441374 |
| **Northing** | 342552 |
| **Existing use** | Garden land/domestic curtilage |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 3 |
| **Site area (hectares)** | 0.18ha |
| **Density** | 16.66 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access would need to be formed from Belper Road in order to enable future housing development at this site.  A Coal Mining Risk Assessment must accompany any future planning application.  The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | Yes |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A backland garden plot positioned behind housing fronting onto Belper Road. A sizeable area of land which runs north as far as the Green Belt boundary which insets Stanley Common. Vehicular access options appear to show potential for access to be formed on the western side of the row of adjacent homes. With the site located within the village development area of Stanley Common, new housing development would be acceptable in principle on the proviso that a scheme was acceptable in scale, design and could form adequate means of access. However, no promotion of this land to the Council has been made by the site owner(s) which demonstrates that the site is not available for development. As a consequence, it is extremely unlikely that the delivery of new housing at this location is achievable within the period of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 322: Land to rear of Derby Road & Dale Road

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to rear of Derby Road & Dale Road |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441748 |
| **Northing** | 339942 |
| **Existing use** | Enclosed field and landscaped area of emerging woodland at southern end |
| **Surrounding land use(s)** | Residential and arable farmland |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 36 |
| **Site area (hectares)** | 1.21ha |
| **Density** | 29.75 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Access and egress to Dale Road would need to be formed to provide vehicular access to the site. Dale Road is a highway without pavement, causing concerns over highway/pedestrian safety.  The benefit of housing on this site must be weighed up against the competing land uses before planning permission could be granted.  Land at the south of the site appears to be in the early phases of an emerging plantation of small trees.  Prior to any future development, the site would need to be released from Green Belt to make housing compliant with local and national planning policies. This would require a Green Belt review, although the lack of physical connectivity with an inset settlement strongly suggests the site represents an unsustainable spatial location for new residential development.  Despite the site being previously submitted for consideration, its owner(s) is currently unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | An elongated and enclosed agricultural field (with a small plantation of trees at its southern-most end) positioned behind properties fronting onto Derby Road and Dale Road. Vehicular access appears to be able to be achieved off Dale Road, although this highway does not have pavements on either side and is narrow in width. The site forms part of the Borough's wider Green Belt designation. Despite the site physically connecting with housing, these homes are also washed over by Green Belt. With new housing inappropriate development in Green Belt locations, this leads to the site being deemed as unsuitable to accommodate new residential development. No recent site promotion has been made to the Council, so there is uncertainty over the intentions of the current site owner(s) to pursue development at this location. As a result, it cannot be said that the site is available for new housing. Combining these factors, it is extremely unlikely that residential development will be delivered at this site across the period of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 325: Land to the south of Croft Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the south of Croft Lane |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 436746 |
| **Northing** | 339566 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 20 |
| **Site area (hectares)** | 0.52ha |
| **Density** | 38.46 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | A proposed site at Regulation 19 stage |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.  The site would need to be released from Green Belt to make residential development compliant with local and national planning policies. This would require a Green Belt review to occur.  The site was promoted to the Council during the recent Regulation 19 (Publication) stage of the Core Stategy review. This confirms the site's availability. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | A small enclosed field located on the western edge of Breadsall adjoining Croft Lane, although vehicular access would realistically be taken from a continuation of Beechcroft. A gently sloping site from south to north, with heavy tree coverage and a drainage channel lining the site's western-most boundary. Land here is contained wholly within Green Belt designation, with most forms of housing deemed as inappropriate development in such locations. It is for this reason that the site is assessed as unsuitable for residential development. The site has been promoted to the Council by a planning agent and this took place at the Publication (Regulation 19) stage of the Core Strategy Review. The promotion to the Council via this means helps to demonstrate that the land is available for housebuilding. Despite this, the unsuitability of housing development within the Green Belt has resulted in the Council taking the view that residential development would not be achievable across the course of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 326: Land south of Derby Road, Draycott

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of Derby Road, Draycott |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 441234 |
| **Northing** | 334604 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 74 |
| **Site area (hectares)** | 4ha |
| **Density** | 18.5 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA30 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Draycott and would serve to extend the settlement in a south-westerly direction, infilling agricultural land between the current edge of the village and the vehicular access to Bankfields Farm.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.  Residential development at this location has been promoted during the Core Strategy review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA30. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 74 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 328: Land to the south of West Hallam Storage Depot, Cat and Fiddle Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the south of West Hallam Storage Depot, Cat and Fiddle Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443391 |
| **Northing** | 340387 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Employment and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 325 |
| **Site area (hectares)** | 21.7ha |
| **Density** | 14.97 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Air quality issues would need to be addressed with the Council's Environmental Health department should an application be forthcoming owing to the industrial nature of employment operations taking place on land adjoining to the north.  The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.  The only realistic means of vehicular access and egress (off Cat and Fiddle Lane) would need enhancement as well as new junctions formed as part of any future development of the site.  The site would need to be released from Green Belt to ensure residential development is compliant with local and national planning policies. This would have to occur as part of a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A significant area of agricultural land adjoining both Cat & Fiddle Lane and the southern boundary of the West Hallam Storage Depot facility. Vehicular access would be possible off Cat & Fiddle Lane on the proviso that joining arrangements for a new junction are acceptable. However, the land is entirely located within the Nottingham-Derby Green Belt with new housing development deemed as inappropriate. This ensures that the site is not suitable for new residential development, but other amenity issues such as the proximity to employment operations and the poor sustainability of a new housing scheme remote to any nearby facilities and being largely reliant on the private car for movement and access purposes reaffirms the lack of appropriateness for residential development at this location. In addition, no promotion of the site has been made to the Council indicating that land is not currently available for housebuilding. When taken together, these factors demonstrate that new housing at this location is not achievable across the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 332: Land west of Risley Lane, Breaston

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of Risley Lane, Breaston |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 445839 |
| **Northing** | 334087 |
| **Existing use** | Arable farmland |
| **Surrounding land use(s)** | Arable farmland, Bridge Farm, former canal, Golden Brook and residential. |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 150 |
| **Site area (hectares)** | 8.2ha |
| **Density** | 18.29 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 3b |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Vehicular access between the site and Risley Lane would need to be enhanced with a new connection and junction installed prior to any future housing development.  Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the western extent of the site being located within the functional flood plain (Zone 3b).  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment (the Navigation Inn & Bridge House are both on the Local Interest list).  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site would need to be released from Green Belt to ensure residential development was compliant with local and national planning policy. This would require a Green Belt Review. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | A large area of agricultural land located north of Breaston. Accessed off Risley Lane, the necessary junction arrangements to serve such a large number of homes would need to be designed to preserve highway safety for road users. Site is accessible from non-motorised forms of movement owing to being adjacent to the former Derby and Sandiacre Canal which is now a multi-user recreational trail. Despite the site adjoining the settlement of Breaston, the entirety of the site is washed over by designated Green Belt. The multi-user trail forms much of the northern extent of Breaston, so any future development beyond that would project into the open countryside. With most types of housing in Green Belt classed as inappropriate development, housing at this location has been deemed to be unsuitable. This conclusion is strengthen by a portion of the site on its western side forming part of the functional flood plain (Zone 3b) as a consequence of adjoining the Golden Brook. No recent promotion of the site to the Council has occurred, so details of ownership and their intentions are unclear demonstrating that the site is currently unavailable. Due to these factors, it is felt extremely unlikely that new housing will be achievable at this site across the period covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 337: South of Derby Road, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | South of Derby Road, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 445399 |
| **Northing** | 335486 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land, Pastures Farm and the Risley Park public house |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 430 |
| **Site area (hectares)** | 20.3ha |
| **Density** | 21 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA29 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development has loose links with the buildings around the Risley Park public house which is located within the washed over area of Risley on the fringes of Risley Conservation Area. To all intents and purposes, new housing at this location would represent a free-standing residential development.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options elsewhere within the Borough.  Residential development at this location has previously been promoted across the Core Strategy Review process.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA29. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and lacking any physical connectivity to the inset part of Risley means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 430 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 339: Protected school site - off Cleveland Avenue

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Protected school site - off Cleveland Avenue |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 443965 |
| **Northing** | 333095 |
| **Existing use** | Arable farmland |
| **Surrounding land use(s)** | Arable farmland and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 37 |
| **Site area (hectares)** | 1.22ha |
| **Density** | 30.32 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 2 (Very good) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  This site remains subject to 'Saved Policy C1: School Site' in the adopted Local Plan. However, the Council plan to discontinue this safeguarding policy when the Core Strategy review is adopted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available, but the policy cited above and the lack of site promotion for a housing use means the site cannot be assessed as available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Part of wider agricultural land surrounding Draycott, this enclosed field (as a result of hedgerow and trees strongly defining the boundary) directly adjoins the inset part of the settlement. With direct access available from Cleveland Avenue, fomulating a vehicular access to the site appears to be straightforward. The site has formed a long-standing area of land safeguarded for education development by Derbyshire County Council and the subject of a corresponding saved policy in the Borough Council's Local Plan. Recent representations received from DCC indicate the safeguarding of the site remains necessary to meet potential future needs in this part of the Borough. Consequently, this would make development of housing at this location unsuitable as it directly undermines the ability to deliver school facilities. With no site promotion having occured which would see housing proposed, the Council take the view that the site is not available for residential development. These factors when taken together strongly suggest that the delivery of new housing at this location is not achievable across the period covered by the SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 340: Protected school site - Common Lane/The Crescent

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Protected school site - Common Lane/The Crescent |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441700 |
| **Northing** | 341973 |
| **Existing use** | Equine paddock |
| **Surrounding land use(s)** | Stanley Lodge Farm, fields and residential |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 27 |
| **Site area (hectares)** | 0.91ha |
| **Density** | 29.67 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | A Coal Mining Risk Assessment must accompany any planning application.  Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment (farm buildings at Lodge Farm on the Local Interest list).  The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.  This site remains subject to 'Saved Policy C1: School Site' in the adopted Local Plan. However, the Council plan to discontinue this safeguarding policy when the Core Strategy review is adopted.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available, but the policy cited above means it cannot be assessed as available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | An area of undeveloped land within the settlement boundaries of Stanley Common, this site is directly bordered on three sides by local highways (Common Lane and The Crescent) demonstrating that forming vehicular access into the site should be relatively straightforward. Residential development adjoins the site on its north, south and east showing the wider urbanised character of the area - although designated Green Belt exists to the west of the site. The site has formed a long-standing area of land safeguarded for education development by Derbyshire County Council and the subject of a corresponding saved policy in the Borough Council's Local Plan. Recent representations received from DCC indicate the safeguarding of the site remains necessary to meet potential future needs in this part of the Borough. Consequently, this would make development of housing at this location unsuitable as it directly undermines the ability to deliver school facilities. With no site promotion having occured which would see housing proposed, the Council take the view that the site is not available for residential development. These factors when taken together strongly suggest that the delivery of new housing at this location is not achievable across the period covered by the SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 342: Recreation Ground to the north of Beech Lane

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Recreation Ground to the north of Beech Lane |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 442736 |
| **Northing** | 341413 |
| **Existing use** | Recreation ground |
| **Surrounding land use(s)** | Residential, primary school and agricultural land |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 45 |
| **Site area (hectares)** | 2.1ha |
| **Density** | 21.42 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | No |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Urban |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | A Coal Mining Risk Assessment must accompany any future planning application.  The site is located less than 100m from West Hallam Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.  The benefit of housing on this site must be weighed up against the competing current and surrounding land uses before planning permission can be granted.  The site owner, believed to be the Parish Council, must be supportive of residential development for the site to be considered available. The site owner has not indicated a desire for the site's redevelopment. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | The site is a local recreational ground which is surrounded on three sides by residential development with a school adjoining on the other. As such it is an important local community facility used by those in the southern parts of West Hallam for leisure and informal recreational uses. Such assets are afforded policy protection by Saved Policy R5: Public Open Space, Sports Facilities and Allotments which the general presumption that assets such as this recreational ground must remain in use unless specified criterion is met. With this asset being within walking distance of a large number of properties, its contribution to the local neighbourhood is strong. For these reasons, the site is deemed unsuitable as one which could accommodate potential housing. No recent site promotion of the land for residential uses has been made by the site owner (believed to be the Parish Council) to explore the possibility of housing development. This indicates that the site is not available for new housing. Combining all these factors, it is clear the likelihood of housing delivery at the site is extremely low and the facility should continue to play a role in offering green space to local residents. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 346: The Spinney, The Village

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | The Spinney, The Village |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 443350 |
| **Northing** | 341243 |
| **Existing use** | Grounds & curtilage to the property 'The Spinney' |
| **Surrounding land use(s)** | Residential and arable farmland |
| **Site source** | Previous SHLAA |
| **Year site added to SHLAA** | Unknown |
| **Brownfield or greenfield** | Brownfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 43 |
| **Site area (hectares)** | 1.44ha |
| **Density** | 29.86 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | Yes |
| **Coal referral area** | Yes |
| **Ownership issues** | Yes |
| **Overcoming constraints** | Vehicular access through to St Wilfrid’s Road would need enhancement prior to development of the site.  A Coal Mining Risk Assessment must accompany any future planning application.  The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.  The site would need to be released from the Green Belt to make it housing development compliant with local and national planning policy. This would require a Green Belt Review.  The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | Spacious and largely wooded domestic curtliage of a residential property located within an area of West Hallam with noticably lower levels of building density. Accessed off St Wilfrid's Road, the propery sits centrally to a large area of land with notable pockets of mature trees around the site. Land here sits within the West Hallam Conservation Area, but also is washed over by Green Belt designation which would see most types of new housing considered inappropriate by national and local planning policy. It is for the latter reason that the site is unsuitable for new housing. No site promotion has been made to the Council, so the site is also considered unavailable for any new residential development. These factors together ensure that the delivery of housing is not achievable across the period of the time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 0 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 348: Crown Hill Farm, Glendon Street, Stanley Common

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Crown Hill Farm, Glendon Street, Stanley Common |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441129 |
| **Northing** | 342373 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential, woodland and agricultural land |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 290 |
| **Site area (hectares)** | 8.59ha |
| **Density** | 33.76 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  A Coal Mining Risk Assessment must accompany any planning application.  The site spans a designated local wildlife site (ER171: Hayeswood Farm grassland) and directly adjoins another (ER175: Morley Hayes Wood). Any future application would have to demonstrate how impacts on the habitats and species could be avoided or adequately mitigated/off-set. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | Largely comprising of agricultural land which sits inbetween the current built extent of Stanley Common, Hayes Wood Lodge Farm and Morley Hayes Wood. Vehicular access to the promoted land would be taken from a continuation of highway utilising a current access to fields and the properties at Crown Hills Farm. Whilst the access point is clearly identifiable, the scale of the site at potentially as many as 290 homes would add significant stress to relatively quiet, residential roads. The junction of Glendon Street and Belper Road would likely require upgrading to accommodate the extra level of traffic travelling through it. The site also impacts on ecology and biodiversity with the southern-most section straddling the local wildife site ER171: Hayeswood Farm Grassland which consists of unimproved natural grassland. Any future development would need to demonstrate that land of environmental interest such as ER171 would be preserved. The site also adjoins another local wildlife site ER175: Morley Hayes Wood. The potential to see development occur up to the boundary with the Wood does threaten the current habitat and species, so this must be accounted for in any future proposals. The biggest constraint impacting on the site's suitability is its location within designated Green Belt. This sees most forms of housing classed as inappropriate development, and in recognising the protection local and national planning policies afford Green Belt the site is viewed as unsuitable. The submission of land to the Council through the SHLAA demonstrates that the site is available for residential development, although given the major policy constraint of Green Belt, it is extremely unlikely that the delivery of housing is achievable within the period of time covered by this SHLAA. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 290 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 349: Field adjacent to Tig-na-rosan, Derby Road, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Field adjacent to Tig-na-rosan, Derby Road, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446408 |
| **Northing** | 335905 |
| **Existing use** | Agricultural - horse grazing |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 60 |
| **Site area (hectares)** | 2.2ha |
| **Density** | 27 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | An enclosed field currently used for horse grazing, this land directly adjoins the inset village settlement of Risley. Vehicular access is possible through an adjacent site under the same ownership which has planning consent for new residential development. Access options are limited otherwise with existing housing situated inbetween both Derby Road and Second Avenue. The most significant constraint to delivering new housing at this location is the land is within the Nottingham-Derby Green Belt. This brings a strong presumption against most forms of new housing, with general forms of housing deemed as inappropriate development in Green Belt locations. For this reason, residential development at this location is considered unsuitable due to the non-conformity with local and national planning guidance on the use of land within the Green Belt. The Council acknowledges the availability of the land, a fact confirmed by the siteowner's submission stating the position. Despite this, the delivery of residential development over a period of time covered by this SHLAA is not considered achievable. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 60 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 350: Land adjacent to 60 Cole Lane, Ockbrook

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land adjacent to 60 Cole Lane, Ockbrook |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442419 |
| **Northing** | 335372 |
| **Existing use** | Agricutural land / grazing |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 27 |
| **Site area (hectares)** | 1.6ha |
| **Density** | 16.9 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 3 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  A portion of the site along its western boundary forms part of Flood Zone 3 of the Environment Agency's national flood mapping. Whilst the extents of zones are not exact, the adjacent presence of the Ock Brook highlights that further survey and modelling would be necessary to demonstrate how development would interract with the adjoining watercourse. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This land is currently used for grazing purposes and is situated north-west of 60 Cole Lane. The field contributes to an open break in built environment between ribbon development stretching north-south along Cole Lane with housing fronting the highway both to the north and south of the site. Residential properties continue to run continuously along the eastern side of Cole Lane. Following and forming the entirety of the western boundary of the site is the Ock Brook. Environment Agency flood map data shows a portion of the site forming part of land within Flood Zone 3, where there is a strong presumption against residential development. Whilst any future development could be positioned away from the watercourse, the building on greenfield land adjacent to the Ock Brook may adversely alter the hydrology of land giving rise to drainage and surface flooding issues. The site is also within the Nottingham-Derby Green Belt. The site physically connects to other residential development, but this part of Ockbrook is washed over by the Green Belt designation and development would be more than 100m from the village's development boundary. As such, residential development would be unsuitable at this location. The Council acknowledges the availability of the land, as demonstrated by the submission on behalf of the landowner - however, due to the constraints explained above, it is unlikely that housing delivery will be achievable across the period of time this SHLAA covers. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 27 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 352: Land to the east of Stanley Common

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land to the east of Stanley Common |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 442000 |
| **Northing** | 341915 |
| **Existing use** | Agricultural land and horse grazing |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Small |
| **Dwelling capacity (net)** | 5 |
| **Site area (hectares)** | 0.72ha |
| **Density** | 6.94 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | Yes |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  A Coal Mining Risk Assessment must accompany any planning application. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | A small backland site located to the rear of properties 9-25 Belper Road. Bounded by residential development on two sides, the other sides see fields and small plantations contributing towards the transition from an urban to rural environment extending away from Stanley Common. Whilst the site relates well to existing forms of development, it is located within the Nottingham-Derby Green Belt. This presents a significant policy constraint impacting upon the suitability of residential development on the site. Most forms of new housing in Green Belt is inappropriate, so the assessment concludes that such development is unsuitable. The Council acknowledges the availability of the site in response to the submission of details made on behalf of the landowner. However, despite the willingness of the site owner to promote development, it is deemed that the delivery of housing at this location would not be achievable across the duration of time covered by this SHLAA. Given the site's direct connection to the inset settlement of Stanley Common, the site may become suitable in future in conjunction with any future review of Green Belt across the Borough. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 5 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 353: Land north of West Hallam

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land north of West Hallam |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | West Hallam |
| **Easting** | 442892 |
| **Northing** | 342207 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 500 |
| **Site area (hectares)** | 29ha |
| **Density** | 17.2 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA16 |
| **Planning application type** | No permission |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of West Hallam and development would significantly extend the settlement in a northerly direction to the shared administrative boundary with Amber Valley.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has previously been promoted during the Core Strategy review process.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA16. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 500 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 354: Land at end of Brookfields Drive, Breadsall

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at end of Brookfields Drive, Breadsall |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 436804 |
| **Northing** | 339492 |
| **Existing use** | Enclosed field |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 28 |
| **Site area (hectares)** | 0.56ha |
| **Density** | 50 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | A proposed site at Regulation 19 stage |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be released from Green Belt to ensure residential development is compliant with local and national planning policies. This would have to occur as part of a Green Belt Review. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 28 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 356: Land west of Hill Top Farm, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of Hill Top Farm, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Draycott and Church Wilne |
| **Easting** | 444348 |
| **Northing** | 335162 |
| **Existing use** | Residential property and domestic curtilage |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 30 |
| **Site area (hectares)** | 1.4ha |
| **Density** | 21.4 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | Air quality issues will be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA affects the site, the site adjoins the A52 whilst also being adjacent to the B5010 and Hopwell Road.  The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site is located close to the junction of Hopwell Road and the B5010. Also nearby is the A52 Brian Clough Way, although no entry or exit arrangements interract with the non-strategic road network. The prevalence of roads in close vicinity of the site might mean air quality is not as high as would be expected close to a major housing development. A more significant constraint however is the site's location within the Nottingham-Derby Green Belt. Being completed washed over by the designation, both national and local planning policy places tight restrictions on what is deemed appropriate development in such sensitive areas. Most forms of residential development are therefore considered as inappropriate, and as a consequence this site has been assessed as being unsuitable for new housing development. Further to the policy reasoning, the development of 30 new homes in an isolated area out of walking reach to the nearest facilities is considered to be unsustainable. Whilst it is recognised that a frequent bus service serves the B5010, allowing 30 homes in a distant, remote location with no nearby facilities does not pursue the aims of delivering a sustainable spatial strategy. Despite the confirmation of the site's availability for housing, the assessment does not consider that residential development would be achievable at this site across a period of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 30 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 357: Land at Ockbrook & Borrowash Cricket Club, Victoria Avenue, Ockbrook

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at Ockbrook & Borrowash Cricket Club, Victoria Avenue, Ockbrook |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442124 |
| **Northing** | 335752 |
| **Existing use** | Cricket club |
| **Surrounding land use(s)** | Residential, public house, additional cricket pitch and agricultural land |
| **Site source** | Call for Sites |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 30 |
| **Site area (hectares)** | 1.8ha |
| **Density** | 30 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | No |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | Ockbrook and Borrowash Cricket Club is located on the edge of the village behind The Queen's Head public house. Whilst the site relates well to nearby adjacent development within the village, the site itself sits entirely within designated Green Belt. The results in market housing being deemed inappropriate by national and local planning policy relating to the use of land and acceptable development in Green Belt areas. Due to the policy constraint placed upon the site, residential development at the location is not deemed to be suitable. Potential for residential development on the site has been flagged by a planning agent with a submission made to the Council confirming the land is available to accommodate new housing. However, despite the site's availability, the clear policy constraint of Green Belt suggests that residential development would not be achievable during the course of time covered by this SHLAA. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 30 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 359: Breadsall Hilltop

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Breadsall Hilltop |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Breadsall |
| **Easting** | 436850 |
| **Northing** | 339238 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 214 |
| **Site area (hectares)** | 6.1ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA3 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the main built-up area of Derby and would reduce the openness between the city and the nearby inset settlement of Breadsall.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has been promoted via the Core Strategy Review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA3. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and the substantial reduction in openness and gap between the Derby urban area and settlement of Breadsall means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 214 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 360: West of Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | West of Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 441522 |
| **Northing** | 334920 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 630 |
| **Site area (hectares)** | 18ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA6 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins inset village of Borrowash on its western side, urbanising a large area of land to the rear of Derby Road (A6005) and Victoria Avenue.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has been promoted via the Core Strategy Review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA6. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 630 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 361: Land at Maywood Golf Club

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at Maywood Golf Club |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 445988 |
| **Northing** | 336521 |
| **Existing use** | Disused golf course, agricultural land, farm buildings. |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 1200 |
| **Site area (hectares)** | 59.6ha |
| **Density** | 20 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA19 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself sits isolated from the nearby settlement of Risley with no physical connectivity to the inset part of the village. Development of the site would urbanise a substantial amount of open land between Risley and Stanton-by-Dale.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options which can demonstrate stronger links to adjoining urban areas.  Residential development at this location has previously been promoted.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA19. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and being separated from an inset village settlement or main built up area means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1200 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 362: Land at Rushy Lane, Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land at Rushy Lane, Risley |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Sandiacre |
| **Easting** | 446877 |
| **Northing** | 336860 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land and disused golf course |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 800 |
| **Site area (hectares)** | 36ha |
| **Density** | 22 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA28 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development extends close to the edges of Risley, Stanton-by-Dale and on the eastern side of the M1, Sandiacre. To all intents and purposes, the proposed development would represent a new settlement in the Nottingham-Derby Green Belt.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options elsewhere within the Borough.  Residential development at this location has previously been promoted.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA28. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 800 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 363: East of Borrowash

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | East of Borrowash |
| **Sub area** | Villages |
| **Ward** | Ockbrook and Borrowash |
| **Parish** | Ockbrook and Borrowash |
| **Easting** | 442872 |
| **Northing** | 334663 |
| **Existing use** | Garden centre, equine-related buildings and paddocks |
| **Surrounding land use(s)** | Agricultural land and residential |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 304 |
| **Site area (hectares)** | 8.07ha |
| **Density** | 38 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA5 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Borrowash and would extend the settlement in an easterly direction.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has been promoted via the Core Strategy Review and part of this site now forms a section of the overall land included as part of SGA27: Extended land around Hopwell Hall.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA5 (and SGA27). |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 304 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 364: Land south of Little Eaton

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of Little Eaton |
| **Sub area** | Villages |
| **Ward** | Little Eaton and Stanley |
| **Parish** | Little Eaton |
| **Easting** | 436255 |
| **Northing** | 340445 |
| **Existing use** | Former landfill site with areas of self-seeded woodland |
| **Surrounding land use(s)** | Industrial and other employment uses |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Mixed |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 205 |
| **Site area (hectares)** | 11.4ha |
| **Density** | 18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA10 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Little Eaton and would extend the settlement in a southerly direction.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  Residential development at this location has previously been promoted. However, it has not been actively promoted during the Core Strategy Review raising issues over the site's availability.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA10. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 205 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 365: South of A52 at Risley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | South of A52 at Risley |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 446863 |
| **Northing** | 335116 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land, M1 and A52 strategic routes |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 1120 |
| **Site area (hectares)** | 32ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA12 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | Yes |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. It was rejected after the first Regulation 18 consultation in early-2020 as a result of there being no active promotion of housing development at the location. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself is isolated from direct connectivity to inset villages or urban areas. The M1 and A52 both act to sever the site from neighbouring residential areas contributing to the site's isolation.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.  No residential development at this location has been promoted via the Core Strategy Review, but representations for land to be used for logistics and warehousing have been received in the last round of consultation over the Publication version.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA12. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | No |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 1120 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 366: Hopwell Hall and surrounding area

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Hopwell Hall and surrounding area |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Ockbrook and Borrowash / Hopwell |
| **Easting** | 443507 |
| **Northing** | 335712 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 7504 |
| **Site area (hectares)** | 215.5ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA27 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development extends close to the edges of Borrowash and Ockbrook. To all intents and purposes, the proposed development would represent a new settlement in the Nottingham-Derby Green Belt.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options elsewhere within the Borough.  Residential development at this location has previously been promoted. However, it has not been actively promoted during the Core Strategy Review raising issues over the site's availability.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA27. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity. |
| **SHLAA conclusion category** | Non D&D |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 7504 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 367: Risley village extension

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Risley village extension |
| **Sub area** | Villages |
| **Ward** | Draycott and Risley |
| **Parish** | Risley |
| **Easting** | 446767 |
| **Northing** | 335685 |
| **Existing use** | Paddocks and agricultural land |
| **Surrounding land use(s)** | Paddocks and agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 100 |
| **Site area (hectares)** | 5.6ha |
| **Density** | 18 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | SGA11 |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Not applicable |
| **Heritage assets** | Not applicable |
| **Ecology** | Not applicable |
| **Agricultural land** | Not applicable |
| **Flood zone** | Not applicable |
| **Air quality** | Not applicable |
| **Land contamination** | Not applicable |
| **Utilities** | Not applicable |
| **Highways and access** | Not applicable |
| **Coal referral area** | Not applicable |
| **Ownership issues** | No |
| **Overcoming constraints** | The site is one of a wider portfolio of strategic housing allocation options appraised and rejected by the Council through its Core Strategy Review. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development.  The site itself directly adjoins the inset village of Risley and development would serve to extend the settlement in a southerly direction, infilling agricultural and equine land between the current edge of the village, the A52 and the vehicular access to Sandboro Fields Farm.  The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.  Residential development at this location has been promoted during the Core Strategy review.  More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA11. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 100 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 369: Land south of Derby Road, Grange Farm

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land south of Derby Road, Grange Farm |
| **Sub area** | Villages |
| **Ward** | Breaston |
| **Parish** | Breaston |
| **Easting** | 447179 |
| **Northing** | 333563 |
| **Existing use** | Agricultural land |
| **Surrounding land use(s)** | Residential, watercourse (Golden Brook) and M1 Motorway |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Large |
| **Dwelling capacity (net)** | 101 |
| **Site area (hectares)** | 2.88ha |
| **Density** | 35 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | No |
| **Ecology** | Yes |
| **Agricultural land** | Grade 3 (Good to Moderate) |
| **Flood zone** | 1 |
| **Air quality** | Yes |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  Site directly adjoins the Golden Brook Storage Lagoon Local Wildlife Site (ER050) requiring care to be taken if future development occurs in order to maintain the condition of habitat and presence of species recorded as being present. Development of green fields in the vicinity of the lagoon may also alter the local hydrological conditions and impact upon the lagoon.  Air quality issues will need to be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA directly adjoins the site, affects the site, the land adjoins the M1 north of Junction 25 where queuing southbound traffic . |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt between the existing development limits of Breaston and the M1 motorway makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 101 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |

## Site 370: Land west of Stanley

## Site information:

| **Category** | **Answer** |
| --- | --- |
| **Site name** | Land west of Stanley |
| **Sub area** | Villages |
| **Ward** | West Hallam and Dale Abbey |
| **Parish** | Stanley and Stanley Common |
| **Easting** | 441864 |
| **Northing** | 340523 |
| **Existing use** | Grassland |
| **Surrounding land use(s)** | Residential and agricultural land |
| **Site source** | Local Plan Review |
| **Year site added to SHLAA** | 2022 |
| **Brownfield or greenfield** | Greenfield |
| **Brownfield / Greenfield Land Register?** | No |

## Dwelling capacity and density information:

| **Category** | **Answer** |
| --- | --- |
| **Site size classification** | Medium |
| **Dwelling capacity (net)** | 25 |
| **Site area (hectares)** | 1.31ha |
| **Density** | 19 |

## Planning status:

| **Information** | **Answer** |
| --- | --- |
| **Site allocated in Local Plan** | No |
| **Planning application reference (ERE/)** | None |
| **Planning application type** | Not applicable |
| **Lapse date** | Not applicable |
| **Type of development** | New build |
| **Construction status** | Not applicable |

## Constraints:

| **Type** | **Answer** |
| --- | --- |
| **Green Belt** | Yes |
| **Heritage assets** | Yes |
| **Ecology** | No |
| **Agricultural land** | Grade 4 (Poor) |
| **Flood zone** | 1 |
| **Air quality** | No |
| **Land contamination** | No |
| **Utilities** | No |
| **Highways and access** | No |
| **Coal referral area** | No |
| **Ownership issues** | No |
| **Overcoming constraints** | The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.  Heritage assets in the form of the Stanley Conservation Area cover approximately the southern half of the site, whilst two Grade II Listed structures (St Andrew's Church and 'The Thatched Cottage') are positioned directly opposite east of Station Road. Any future development would be required to preserve and protect the character of an identified area of heritage and individual assets. |

## Assessment conclusions:

| **Category** | **Answer** |
| --- | --- |
| **Suitability** | No |
| **Availability** | Yes |
| **Achievability** | No |
| **Assessment conclusion** | This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt adjacent to the inset part of Stanley village makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development. |
| **SHLAA conclusion category** | Beyond 15 Years |

## Delivery information:

| **Category** | **Answer** |
| --- | --- |
| **Site included in 5-year housing land supply assessment** | No |
| **Units built as at March 31st 2022** | 0 |
| **Units remaining as at March 31st 2022** | 25 |

## Projected housing completions (for sites assessed as deliverable and allocated sites only):

| **Year** | **Number of units** |
| --- | --- |
| **2022-23** | 0 |
| **2023-24** | 0 |
| **2024-25** | 0 |
| **2025-26** | 0 |
| **2026-27** | 0 |
| **2027-onwards** | 0 |