

Site 2: 3 Granby Street

Site information:

| Category | Answer |
|--|---|
| Site name | 3 Granby Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446495 |
| Northing | 342666 |
| 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) | 0.05ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0913/0036 |
| Planning application type | Full |
| Lapse date | 25.10.2016 |
| 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 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 5 |

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

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

Site 3: 30 Gregory Street

Site information:

| Category | Answer |
|--|---|
| Site name | 30 Gregory Street |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446435 |
| Northing | 341965 |
| 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) | 4 |
| Site area (hectares) | 0.047ha |
| Density | 80 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0116/0022 |
| Planning application type | Full |
| Lapse date | 20.04.2019 |
| 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 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 occurring 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 31 st 2022 | 2 |
| Units remaining as at March 31 st 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 6: Disused private allotments, Devon St & Hadley St

Site information:

| Category | Answer |
|--|--|
| Site name | Disused private allotments, Devon St & Hadley St |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447480 |
| Northing | 340377 |
| 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 | Medium |
| Dwelling capacity (net) | 22 |
| Site area (hectares) | 0.7ha |
| Density | 31.42 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0919/0062 |
| Planning application type | Reserved matters |
| Lapse date | 19.06.2022 |
| 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 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 22 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 0 |
| 2023-24 | 0 |
| 2024-25 | 22 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 8: Former Public Convenience, Cotmanhay Road

Site information:

| Category | Answer |
|--|---|
| Site name | Former Public Convenience, Cotmanhay Road |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446557 |
| Northing | 343885 |
| 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) | 4 |
| Site area (hectares) | 0.04ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0716/0038 |
| Planning application type | Full |
| Lapse date | 19.08.2019 |
| 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 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 12: Stanton Regeneration Site

Site information:

| Category | Answer |
|--|---|
| Site name | Stanton Regeneration Site |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Stanton-by-Dale |
| Easting | 447029 |
| Northing | 339149 |
| Existing use | Various industrial uses and employment facilities |
| Surrounding land use(s) | Employment zone, industrial uses, agricultural land and residential |
| Site source | Local Plan Review |
| 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 | Large |
| Dwelling capacity (net) | 1000 |
| Site area (hectares) | 47ha |
| Density | 21 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------|
| Site allocated in Local Plan | Draft allocation |
| Planning application reference (ERE/) | SGA21 |
| 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 currently forms part of a wider allocation as indicated by the Erewash Core Strategy (adopted 2014). Policy 20 of the Core Strategy allocated a much larger area spanning land both north and south of Lows Lane, so constraints have already been raised and comprehensively discussed prior to the site's formal allocation for mixed uses which helped to shape the provisions of Policy 20 and a subsequent Supplementary Planning Document (SPD). However, despite a positive planning framework being in place, the current site owner has not expressed a willingness to develop housing on the southern part of the wider Stanton Regeneration Site meaning housing delivery is more realistically due to occur in a developable 6-10 year period in line with advances in redevelopment of land north of Lows Lane. |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | Yes |
| Assessment conclusion | This site is considered to be developable owing to its current and emerging policy position and status. The wider Stanton Regeneration Site as shown within the Erewash Core Strategy now sees land north of Lows Lane the subject of interest to establish a strategic zone of industrial uses. Should plans come forward and be approved, it is believed that such a significant development could establish some of the general infrastructure necessary which would increase the likelihood of residential development occurring in the part of the site located to the south of Lows Lane. |
| SHLAA conclusion category | 6 to 10 years |

Delivery information:

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

Site 13: West of Quarry Hill Road

Site information:

| Category | Answer |
|--|---|
| Site name | West of Quarry Hill Road |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 446388 |
| Northing | 340410 |
| 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? | Greenfield |

Dwelling capacity and density information:

| Category | Answer |
|--------------------------|--------|
| Site size classification | Large |
| Dwelling capacity (net) | 341 |
| Site area (hectares) | 12.1ha |
| Density | 29 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0620/0031 |
| Planning application type | Full |
| Lapse date | Not applicable |
| 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 occurring 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 31 st 2022 | 330 |
| Units remaining as at March 31 st 2022 | 11 |

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

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

Site 14: 148 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 148 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446489 |
| Northing | 342346 |
| 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/) | 0418/0018 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 22: Ormiston Academy, Bennerley Avenue - Cotmanhay Site

Site information:

| Category | Answer |
|--|---|
| Site name | Ormiston Academy, Bennerley Avenue - Cotmanhay Site |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446783 |
| Northing | 343694 |
| 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 | Large |
| Dwelling capacity (net) | 106 |
| Site area (hectares) | 3.6ha |
| Density | 28 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | CD8/0920/33 (County Council) |
| Planning application type | Full |
| Lapse date | 03.02.2023 |
| 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, 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 occurring within five years. The delivery of 102 units differs from the permissioned scheme for 124 units due to an adjustment being made for the communal accommodation arising from the Care Home to convert bedspaces into an equivalent number of units. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 106 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 22 |
| 2023-24 | 42 |
| 2024-25 | 42 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 25: 49 The Triangle

Site information:

| Category | Answer |
|--|---|
| Site name | 49 The Triangle |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447388 |
| Northing | 340507 |
| 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) | 7 |
| Site area (hectares) | 0.16ha |
| Density | 43.75 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0318/0033 |
| Planning application type | Full |
| Lapse date | 22.03.2022 |
| 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 occurring 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 31 st 2022 | 1 |
| Units remaining as at March 31 st 2022 | 6 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 6 |
| 2023-24 | 0 |
| 2024-25 | 0 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 31: Rose and Crown, 165 Church Street Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Rose and Crown, 165 Church Street Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 445933 |
| Northing | 343835 |
| 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) | 9 |
| Site area (hectares) | 0.11ha |
| Density | 81.81 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0419/0038 |
| Planning application type | Full |
| Lapse date | 27.06.2022 |
| 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 occurring 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 31 st 2022 | 5 |
| Units remaining as at March 31 st 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 34: 13 Trowell Avenue, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 13 Trowell Avenue, Ilkeston |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447451 |
| Northing | 340271 |
| 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) | 0.044ha |
| Density | 22.72 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0619/0005 |
| Planning application type | Full |
| Lapse date | 25.07.2022 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 36: The Mallard, Heanor Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | The Mallard, Heanor Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 445671 |
| Northing | 344165 |
| 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) | 4 |
| Site area (hectares) | 0.48ha |
| Density | 8.333 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0419/0065 |
| Planning application type | Full |
| Lapse date | 19.09.2022 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 4 |

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 37: 83 Millfield Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 83 Millfield Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447099 |
| Northing | 341659 |
| 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) | 0.034ha |
| Density | 28.81 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0519/0049 |
| Planning application type | Full |
| Lapse date | 19.02.2022 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 44: 30 Stanton Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 30 Stanton Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446598 |
| Northing | 341230 |
| 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) | 0.014ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0819/0041 |
| Planning application type | Full |
| Lapse date | 31.10.2022 |
| Type of development | New build and subdivision |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 45: Former older persons home at Hillcrest, Kenilworth Drive, Kirk Hallam

Site information:

| Category | Answer |
|--|---|
| Site name | Former older persons home at Hillcrest, Kenilworth Drive, Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 445764 |
| Northing | 340282 |
| 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 | Medium |
| Dwelling capacity (net) | 24 |
| Site area (hectares) | 0.27ha |
| Density | 89 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0819/0026 |
| Planning application type | Full |
| Lapse date | 21.11.2022 |
| 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 occurring within five years. Hillcrest was a former County Council-run older persons home, but which had been vacant for several years before the facility was converted into a 44-bed HMO. In line with guidance contained in the NPPG, the 44 bedrooms have been subject to the 1.8 ratio which results in an equivalent of 24 households. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 24 |

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

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

Site 49: Land south west of 36 Drummond Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land south west of 36 Drummond Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 445955 |
| Northing | 342115 |
| 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) | 0.100ha |
| Density | 9.970 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0719/0053 |
| Planning application type | Full |
| Lapse date | 24.01.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 50: 30 Shipley Common Lane, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 30 Shipley Common Lane, Ilkeston |
| Sub area | Ilkeston |
| Ward | Shipley View |
| Parish | Unparished |
| Easting | 445617 |
| Northing | 343537 |
| 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) | 0.09ha |
| Density | 11.11 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0919/0050 |
| Planning application type | Outline |
| Lapse date | 17.01.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 56: Spring Cottage, 1 Fullwood Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Spring Cottage, 1 Fullwood Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446436 |
| Northing | 342108 |
| 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) | 4 |
| Site area (hectares) | 0.056ha |
| Density | 70.54 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1019/0035 |
| Planning application type | Full |
| Lapse date | 18.03.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 4 |

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 57: Land West of 66 Bridge Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land West of 66 Bridge Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446577 |
| Northing | 343923 |
| 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) | 0.042ha |
| Density | 47.05 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1119/0017 |
| Planning application type | Outline |
| Lapse date | 12.03.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 2 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 58: 197 Derby Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 197 Derby Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 445685 |
| Northing | 341206 |
| 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) | 0.063ha |
| Density | 15.87 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0220/0025 |
| Planning application type | Full |
| Lapse date | 03.04.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 59: Eleanor House, Albert Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Eleanor House, Albert Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446385 |
| Northing | 341563 |
| 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) | 9 |
| Site area (hectares) | 0.039ha |
| Density | 227.2 |

Planning status:

| Information | Answer |
|---------------------------------------|--------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0320/0003 |
| Planning application type | Prior notification |
| Lapse date | 15.04.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 9 |

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

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

Site 61: 114 Cotmanhay Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 114 Cotmanhay Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446529 |
| Northing | 343509 |
| 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) | 0.007ha |
| Density | 200 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0320/0011 |
| Planning application type | Full |
| Lapse date | 28.04.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 62: 44 Shipley Common Lane, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 44 Shipley Common Lane, Ilkeston |
| Sub area | Ilkeston |
| Ward | Shipley View |
| Parish | Unparished |
| Easting | 445742 |
| Northing | 343458 |
| 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) | 0.152ha |
| Density | 19.62 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1019/0064 |
| Planning application type | Outline |
| Lapse date | 16.04.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 3 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 68: Rear of 83-103 Wirksworth Road, Kirk Hallam

Site information:

| Category | Answer |
|--|---|
| Site name | Rear of 83-103 Wirksworth Road, Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Dale Abbey |
| Easting | 445270 |
| Northing | 339749 |
| 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) | 4 |
| Site area (hectares) | 0.203ha |
| Density | 19.70 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0220/0016 |
| Planning application type | Full |
| Lapse date | 18.06.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 4 |

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 70: Former Allotments, Devon Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Former Allotments, Devon Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447480 |
| Northing | 340377 |
| 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? | Greenfield |

Dwelling capacity and density information:

| Category | Answer |
|--------------------------|--------|
| Site size classification | Medium |
| Dwelling capacity (net) | 22 |
| Site area (hectares) | 0.7ha |
| Density | 31.42 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0919/0062 |
| Planning application type | Reserved matters |
| Lapse date | 19.06.2022 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 22 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 10 |
| 2023-24 | 12 |
| 2024-25 | 0 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 76: 2a Kenilworth Drive, Kirk Hallam

Site information:

| Category | Answer |
|--|---|
| Site name | 2a Kenilworth Drive, Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 446048 |
| Northing | 340394 |
| 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) | 0.02ha |
| Density | 50 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0316/0034 |
| Planning application type | Full |
| Lapse date | 30.03.2020 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 78: Land and former public house car park between 165-171 Church Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land and former public house car park between 165-171 Church Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 445903 |
| Northing | 343827 |
| 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) | 4 |
| Site area (hectares) | 0.11ha |
| Density | 36.36 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0220/0074 |
| Planning application type | Full |
| Lapse date | 28.08.2023 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 4 |

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 88: 139 Park Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 139 Park Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447051 |
| Northing | 341416 |
| 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) | 0.01ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1020/0061 |
| Planning application type | Full |
| Lapse date | 16.12.2023 |
| Type of development | Subdivision |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 90: Former Bulls Head PH, Little Hallam Hill, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | Former Bulls Head PH, Little Hallam Hill, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446564 |
| Northing | 340553 |
| 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? | Brownfield |

Dwelling capacity and density information:

| Category | Answer |
|--------------------------|---------|
| Site size classification | Small |
| Dwelling capacity (net) | 5 |
| Site area (hectares) | 0.201ha |
| Density | 24.81 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0620/0017 |
| Planning application type | Full |
| Lapse date | 07.01.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 93: 52-52a Station Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 52-52a Station Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446812 |
| Northing | 342262 |
| 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) | 6 |
| Site area (hectares) | 0.011ha |
| Density | 352.1 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1020/0071 |
| Planning application type | Full |
| Lapse date | 08.01.2024 |
| Type of development | Subdivision |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 6 |

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 95: 199-200 Cotmanhay Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 199-200 Cotmanhay Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446596 |
| Northing | 343874 |
| 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) | 0.02ha |
| Density | 50 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0920/0055 |
| Planning application type | Full |
| Lapse date | 22.02.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 97: Rear of 63 Lord Haddon Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Rear of 63 Lord Haddon Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446398 |
| Northing | 342204 |
| 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) | 0.032ha |
| Density | 31.15 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1221/0025 |
| Planning application type | Outline |
| Lapse date | 16.03.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 98: 239 Cotmanhay Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 239 Cotmanhay Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446608 |
| Northing | 343621 |
| 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) | 0.045ha |
| Density | 22.07 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0121/0069 |
| Planning application type | Full |
| Lapse date | 12.03.2024 |
| Type of development | Subdivision |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 99: 57 & 59 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 57 & 59 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446495 |
| Northing | 342033 |
| 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) | 6 |
| Site area (hectares) | 0.022ha |
| Density | 272.7 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0221/0013 |
| Planning application type | Full |
| Lapse date | 18.03.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 6 |

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

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

Site 100: 4 Charlotte Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 4 Charlotte Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446312 |
| Northing | 343091 |
| 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) | 4 |
| Site area (hectares) | 0.019ha |
| Density | 202.0 |

Planning status:

| Information | Answer |
|---------------------------------------|--------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1220/0054 |
| Planning application type | Prior notification |
| Lapse date | 12.03.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 103: 73-75 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 73-75 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446481 |
| Northing | 342118 |
| 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) | 0.014ha |
| Density | 67.35 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0321/0063 |
| Planning application type | Change of use |
| Lapse date | 28.04.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 105: 73A (above no. 73-75) Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 73A (above no. 73-75) Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446492 |
| Northing | 342117 |
| 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) | 0.007ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0321/0063 |
| Planning application type | Change of use |
| Lapse date | 28.04.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 106: 21 King George Avenue, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 21 King George Avenue, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446157 |
| Northing | 341834 |
| 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/) | 0920/0005 |
| Planning application type | Full |
| Lapse date | 01.04.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 109: 28 Nottingham Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 28 Nottingham Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446727 |
| Northing | 341286 |
| 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) | 0.01ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0421/0046 |
| Planning application type | Change of use |
| Lapse date | 24.05.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 114: Erewash Hotel public house, 23 Station Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Erewash Hotel public house, 23 Station Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446640 |
| Northing | 342216 |
| 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) | 0.030ha |
| Density | 32.78 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0421/0081 |
| Planning application type | Full |
| Lapse date | 11.06.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 115: 1 Brook Cottages, Awsworth Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 1 Brook Cottages, Awsworth Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446953 |
| Northing | 343054 |
| 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) | 0.059ha |
| Density | 16.80 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1020/0014 |
| Planning application type | Full |
| Lapse date | 25.06.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 116: Land west of 2-8 Rose Avenue, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land west of 2-8 Rose Avenue, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446046 |
| Northing | 342916 |
| 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? | Greenfield |

Dwelling capacity and density information:

| Category | Answer |
|--------------------------|---------|
| Site size classification | Small |
| Dwelling capacity (net) | 9 |
| Site area (hectares) | 0.193ha |
| Density | 46.55 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1120/0057 |
| Planning application type | Full |
| Lapse date | 25.06.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 9 |

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

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

Site 121: Land to Rear of 9 New Lawn Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land to Rear of 9 New Lawn Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446201 |
| Northing | 341883 |
| 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) | 0.067ha |
| Density | 14.81 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0621/0051 |
| Planning application type | Full |
| Lapse date | 19.08.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 122: 51 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 51 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446483 |
| Northing | 341992 |
| 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) | 0.034ha |
| Density | 147.0 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0721/0025 |
| Planning application type | Full |
| Lapse date | 24.08.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 5 |

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

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

Site 127: 14 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 14 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446531 |
| Northing | 341871 |
| 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 | Medium |
| Dwelling capacity (net) | 12 |
| Site area (hectares) | 0.022ha |
| Density | 545.4 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0122/0051 |
| Planning application type | Full |
| Lapse date | 16.03.2025 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 12 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 0 |
| 2023-24 | 6 |
| 2024-25 | 6 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 128: 65a-67 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 65a-67 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446486 |
| Northing | 342097 |
| 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) | 0.021ha |
| Density | 46.94 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0721/0084 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 1 |

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 132: 66 Bright Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 66 Bright Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsorth Road |
| Parish | Unparished |
| Easting | 446472 |
| Northing | 343388 |
| 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) | 5 |
| Site area (hectares) | 0.062ha |
| Density | 64.10 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0221/0079 |
| Planning application type | Full |
| Lapse date | 25.11.2024 |
| Type of development | New build and subdivision |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 135: 54-56 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 54-56 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446527 |
| Northing | 342053 |
| 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 | Medium |
| Dwelling capacity (net) | 12 |
| Site area (hectares) | 0.035ha |
| Density | 342.8 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0621/0046 |
| Planning application type | Full |
| Lapse date | 15.11.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 12 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 0 |
| 2023-24 | 6 |
| 2024-25 | 6 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 138: Land East of 23 High Holborn, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land East of 23 High Holborn, Ilkeston |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446197 |
| Northing | 343287 |
| 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) | 2 |
| Site area (hectares) | 0.040ha |
| Density | 48.89 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0921/0045 |
| Planning application type | Full |
| Lapse date | 04.11.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 2 |

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

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

Site 140: 76 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 76 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446517 |
| Northing | 342118 |
| 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) | 0.007ha |
| Density | 200 |

Planning status:

| Information | Answer |
|---------------------------------------|--------------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1021/0012 |
| Planning application type | Prior notification |
| Lapse date | 16.11.2024 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 2 |

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

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

Site 146: Land east of 242 Heanor Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Land east of 242 Heanor Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 445922 |
| Northing | 343635 |
| 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) | 5 |
| Site area (hectares) | 0.26ha |
| Density | 19.23 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0121/0073 |
| Planning application type | Full |
| Lapse date | 03.02.2025 |
| 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 occurring 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 153: North of Cotmanhay

Site information:

| Category | Answer |
|--|---|
| Site name | North of Cotmanhay |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 445813 |
| Northing | 344298 |
| Existing use | Agricultural land |
| Surrounding land use(s) | Residential, agricultural land and woodland |
| 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) | 250 |
| Site area (hectares) | 7.2ha |
| Density | 35 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------|
| Site allocated in Local Plan | Draft allocation |
| Planning application reference (ERE/) | SGA7 |
| 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 (SGA7) 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 1.6 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 250 |

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 | 0 |

Site 154: Land South West of Kirk Hallam

Site information:

| Category | Answer |
|--|--|
| Site name | Land South West of Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Dale Abbey |
| Easting | 445115 |
| Northing | 339705 |
| Existing use | Agricultural land |
| Surrounding land use(s) | Residential, Local Nature Reserve (Pioneer Meadow) 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) | 1300 |
| Site area (hectares) | 50ha |
| Density | 26 |

Planning status:

| Information | Answer |
|---------------------------------------|------------------|
| Site allocated in Local Plan | Draft allocation |
| Planning application reference (ERE/) | SGA25 |
| 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 (SGA25) 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 1.5 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 1300 |

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

| Year | Number of units |
|--------------|-----------------|
| 2022-23 | 0 |
| 2023-24 | 0 |
| 2024-25 | 40 |
| 2025-26 | 120 |
| 2026-27 | 120 |
| 2027-onwards | 1020 |

Site 158: Land at Oakwell Brickworks (parcel A)

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Oakwell Brickworks (parcel A) |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 445778 |
| Northing | 341046 |
| Existing use | Grassed paddock and woodland |
| Surrounding land use(s) | Residential, former site of brickworks, educational facilities and GI network. |
| 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) | 99 |
| Site area (hectares) | 3.3ha |
| Density | 30 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0319/0070 |
| Planning application type | Withdrawn |
| Lapse date | Not applicable |
| Type of development | New build |
| Construction status | Not applicable |

Constraints:

| Type | Answer |
|------------------------|--|
| Green Belt | No |
| Heritage assets | Yes |
| Ecology | Yes |
| Agricultural land | Urban |
| Flood zone | 1 |
| Air quality | No |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | No |
| Overcoming constraints | <p>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.</p> <p>An access road would need to be improved as part of the development of the site.</p> <p>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.</p> <p>Any planning application must sympathetically consider the surrounding historical environment.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | Yes |
| Achievability | No |
| Assessment conclusion | <p>This site has been the subject of long-term development interest. The recent withdrawn application for residential development is likely to be replaced with a revised application for new housing at the site sometime within the near future.</p> <p>With the location outside of the Green Belt and well related to Ilkeston's main built-up area and town centre facilities, the principle of new housing at the location is generally supported by the Borough Council.</p> |
| SHLAA conclusion category | 6 to 10 years |

Delivery information:

| Category | Answer |
|--|--------|
| Site included in 5-year housing land supply assessment | No |
| Units built as at March 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 99 |

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 | 99 |

Site 159: Land at Oakwell Brickworks (parcel B)

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Oakwell Brickworks (parcel B) |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446300 |
| Northing | 340570 |
| Existing use | Grassed paddock and woodland |
| Surrounding land use(s) | Residential, veterinary surgery and former site of brickworks. |
| 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) | 17 |
| Site area (hectares) | 0.91ha |
| Density | 19 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0319/0069 |
| Planning application type | Withdrawn |
| Lapse date | Not applicable |
| Type of development | New build |
| Construction status | Not applicable |

Constraints:

| Type | Answer |
|------------------------|--|
| Green Belt | No |
| Heritage assets | Yes |
| 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 | <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>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 which includes a Grade II listed building (The Old Hall) immediately adjacent.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | Yes |
| Achievability | No |
| Assessment conclusion | <p>Similarly to Parcel A elsewhere on the former Brickworks site, this area of land is subject to active development interest for new residential units with the Council supportive of new housing in principle. A now withdrawn application is expected to be superseded in the near future with a proposal which varies the housing tenure proposed by ERE/0319/0069 ensuring this parcel of land is developable.</p> |
| SHLAA conclusion category | 6 to 10 years |

Delivery information:

| Category | Answer |
|--|--------|
| Site included in 5-year housing land supply assessment | No |
| Units built as at March 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 17 |

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 | 17 |

Site 161: Land north of 44 Queens Avenue

Site information:

| Category | Answer |
|--|--------------------------------|
| Site name | Land north of 44 Queens Avenue |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447112 |
| Northing | 340483 |
| Existing use | Residential 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) | 0.03ha |
| Density | 33 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0915/0062 |
| 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 | The site has been the subject of a refused planning application (ERE/0915/0062) which was refused primarily on design grounds. It was assessed that the scale of the proposal was too overbearing with the scheme being incongruous to the surrounding urban form. There is possible scope for a revised scheme with sympathetic design to rectify the reasons why permission was refused in order to help deliver a new residential unit at this location. |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | Yes |
| Assessment conclusion | Despite the refusal of permission for a single residential unit back in 2015, alterations to the design of a property may increase the prospects of gaining planning consent. However, the Council are unaware of the current owner(s) identity so are unsure of whether there is any willingness to revisit these plans in the short or medium term to propose a scheme of better design. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 165: Warehouse at 112 Station Road

Site information:

| Category | Answer |
|--|-------------------------------|
| Site name | Warehouse at 112 Station Road |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446786 |
| Northing | 342224 |
| Existing use | Warehouse |
| 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 | Medium |
| Dwelling capacity (net) | 15 |
| Site area (hectares) | 0.13ha |
| Density | 50 |

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 | Change of use |
| 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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>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 planning application to understand land stability ahead of redevelopment. The site owner must be supportive of development for it to be considered available. The site owner is currently unknown.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | Yes |
| Assessment conclusion | <p>Currently operating as a creative studio, the building also hosts events and hires its internal space for events. With the building in current use and not having been promoted for residential use, the site cannot be considered as available. Its location within the Ilkeston built-up area on a brownfield site means the site in principle would be acceptable to accommodate new housing, although the Mill may lend itself to a conversion which retains a building with character - despite it not enjoying any formal recognition or protection for its heritage. As with other mills in Erewash, an opportunity to convert in the longer-term as the building ages will exist - allowing housing at the site to be considered achievable (and developable) in the time period this SHLAA covers.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 15 |

Site 168: Works at Wentworth Street

Site information:

| Category | Answer |
|--|---|
| Site name | Works at Wentworth Street |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447321 |
| Northing | 342610 |
| Existing use | Industrial premises |
| Surrounding land use(s) | Residential, employment, water body and railway |
| 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) | 35 |
| Site area (hectares) | 1ha |
| 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 | No |
| Heritage assets | No |
| Ecology | No |
| Agricultural land | Urban |
| Flood zone | 3b |
| Air quality | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is an active industrial premise sited between Wentworth Street and Millership Way. As well as the on-site buildings, the site enjoys a sizeable area of outdoor storage space. Recent investments in the facilities demonstrate the commitment in the site from the current owner. The nature of the engineering operations require separation from nearby housing, and this is able to be achieved on the site. With no active site promotion for a non-employment use it is felt that the land is not available for residential uses, nor would it be achievable in the timeframe this SHLAA covers.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 170: Works at Cotmanhay Road

Site information:

| Category | Answer |
|--|--------------------------------------|
| Site name | Works at Cotmanhay Road |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446551 |
| Northing | 343233 |
| Existing use | Commercial unit and factory |
| Surrounding land use(s) | Residential and licenced social club |
| 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) | 0.11ha |
| Density | 45 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is an active business premise which accommodates a carpet sales operation. A large indoor storage area is to be found at the rear of the property. As an active business, the site cannot be deemed to be available for residential development. It is sited in a largely residential setting, and proposals for housing would be in-keeping with general policies on where such developments are considered appropriate - making the site suitable for housing. The buildings are in a poor condition, and whilst they are occupied now - it is likely that modernisation would be required in the coming years. Due to this, it is expected that housing proposals may come forward in the latter stages of the period covered by this SHLAA with residential development deemed achievable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 5 |

Site 171: Works at Grenville Drive

Site information:

| Category | Answer |
|--|--------------------------|
| Site name | Works at Grenville Drive |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446571 |
| Northing | 343349 |
| Existing use | Housing trust |
| 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 | Medium |
| Dwelling capacity (net) | 12 |
| Site area (hectares) | 0.11ha |
| Density | 112 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | Yes |
| Assessment conclusion | <p>This is an active business premise which accommodates a learning and skills centre. A long workshop runs parallel to Grenville Drive with a storage and loading yard to its rear. As an active business, the site cannot be deemed to be available for residential development. It is sited in a largely residential setting, and proposals for housing would be in-keeping with general policies on where such developments are considered appropriate - making the site suitable for housing. The buildings are in average condition, and whilst they are occupied now - it is likely that modernisation of the facilities would be required in the coming years. Due to this, it is expected that housing proposals may come forward in the latter stages of the period covered by this SHLAA with residential development deemed achievable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 12 |

Site 178: 102 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 102 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446516 |
| Northing | 342190 |
| Existing use | Retail at ground floor level, ancillary space on upper floors |
| Surrounding land use(s) | Retail and 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) | 5 |
| Site area (hectares) | 0.05ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0512/0007 |
| Planning application type | Lapsed |
| Lapse date | 04.07.2015 |
| Type of development | Change of use |
| 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 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 179: 110-112 Bath Street, Ilkeston

Site information:

| Category | Answer |
|--|-------------------------------|
| Site name | 110-112 Bath Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446500 |
| Northing | 342237 |
| Existing use | Vacant building |
| Surrounding land use(s) | Retail and 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) | 6 |
| Site area (hectares) | 0.03ha |
| Density | 200 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0902/0034 |
| Planning application type | Lapsed |
| Lapse date | 17.06.2006 |
| Type of development | Change of use |
| 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 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 182: 14 Albert Villas, Station Road

Site information:

| Category | Answer |
|--|--------------------------------------|
| Site name | 14 Albert Villas, Station Road |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447249 |
| Northing | 342367 |
| Existing use | Residential property |
| Surrounding land use(s) | Residential, retail park and a 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) | 0.05ha |
| Density | 20 |

Planning status:

| Information | Answer |
|---------------------------------------|-------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0413/0013 |
| Planning application type | Lapsed |
| Lapse date | 26.7.2016 |
| Type of development | Subdivision |
| 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 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 189: 260 Nottingham Road

Site information:

| Category | Answer |
|--|---|
| Site name | 260 Nottingham Road |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447288 |
| Northing | 340758 |
| Existing use | Retail unit with ancillary space at first floor |
| Surrounding land use(s) | Residential and retail |
| 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/) | 0307/0010 |
| Planning application type | Lapsed |
| Lapse date | 30.04.2010 |
| Type of development | Change of use |
| Construction status | Lapsed |

Constraints:

| Type | Answer |
|------------------------|--|
| Green Belt | No |
| Heritage assets | No |
| Ecology | No |
| Agricultural land | Urban |
| Flood zone | 1 |
| Air quality | Yes |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 193: 4-5 Granby Street

Site information:

| Category | Answer |
|--|-----------------------------------|
| Site name | 4-5 Granby Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446548 |
| Northing | 342701 |
| Existing use | Furniture store at ground level |
| Surrounding land use(s) | Residential, church and car wash. |
| 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) | 0.03ha |
| Density | 133 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0810/0024 |
| Planning application type | Lapsed |
| Lapse date | 06.10.2013 |
| Type of development | Change of use |
| 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. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 196: 59 Granby Street

Site information:

| Category | Answer |
|--|---|
| Site name | 59 Granby Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446480 |
| Northing | 342654 |
| Existing use | Retail unit (Butchers) |
| Surrounding land use(s) | Residential, vacant land, industrial and retail |
| 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) | 0.02ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1008/0008 |
| Planning application type | Lapsed |
| Lapse date | 02.12.2011 |
| 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 | 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 197: 69 Kingsway

Site information:

| Category | Answer |
|--|----------------------|
| Site name | 69 Kingsway |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447055 |
| Northing | 340402 |
| Existing use | Cleared, vacant site |
| 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) | 3 |
| Site area (hectares) | 0.14ha |
| Density | 21 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0711/0004 |
| Planning application type | Lapsed |
| Lapse date | 21.09.2014 |
| 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 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 200: Industrial premises between Heanor Rd and Granby Street

Site information:

| Category | Answer |
|--|---|
| Site name | Industrial premises between Heanor Rd and Granby Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446411 |
| Northing | 342637 |
| Existing use | Various industrial uses |
| Surrounding land use(s) | Residential and industrial uses |
| 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) | 12 |
| Site area (hectares) | 0.23ha |
| Density | 52 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0415/0003 |
| 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 | Yes |
| 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 | <p>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.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The benefit of housing on this site must be weighed up against competing current uses before planning permission can be granted. The current site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Part of the site benefitted from a now-lapsed permission (ERE/0507/0073) which would have seen the redevelopment of buildings at its eastern-end concerning the land and buildings fronting onto Granby Street. Land and buildings at the western-end was the subject of a refused planning application for demolition of an industrial premise and the construction of six housing units. The Council understands the land across both parts of the site falls under the same ownership justifying the continued assessment as one entity for the purposes of the SHLAA. With the industrial unit fronting Heanor Road gaining planning consent (ERE/0621/0002) for the erection of a new unit within its curtilage, this confirms the longer-term commitment to the current industrial use.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 12 |

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 207: Land SE of Fairview, 4 Awsworth Road, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | Land SE of Fairview, 4 Awsworth Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Ilkeston North |
| Parish | Unparished |
| Easting | 447106 |
| Northing | 342825 |
| Existing use | Vacant site with minor levels of vegetation |
| Surrounding land use(s) | Residential and watercourses |
| 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/) | 0712/0031 |
| Planning application type | Lapsed |
| Lapse date | 09.01.2016 |
| 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 | 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 209: Land to the Rear of 109 Ash Street

Site information:

| Category | Answer |
|--|---------------------------------------|
| Site name | Land to the Rear of 109 Ash Street |
| Sub area | Ilkeston |
| Ward | Ilkeston North |
| Parish | Unparished |
| Easting | 446526 |
| Northing | 343548 |
| Existing use | Private car park |
| Surrounding land use(s) | Residential and commercial facilities |
| 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) | 0.07ha |
| Density | 43 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0808/0074 |
| Planning application type | Lapsed |
| Lapse date | 03.12.2011 |
| 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 | 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 217: Winster Park Industrial Estate

Site information:

| Category | Answer |
|--|---|
| Site name | Winster Park Industrial Estate |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447439 |
| Northing | 340200 |
| Existing use | Industrial estate |
| Surrounding land use(s) | Residential, Erewash Canal and playing fields |
| 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) | 32 |
| Site area (hectares) | 0.91ha |
| 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 | No |
| Heritage assets | No |
| Ecology | Yes |
| Agricultural land | Urban |
| Flood zone | 2 |
| Air quality | No |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Contact with the Local Authority should be made at an early stage of application to establish any ecological issues and mitigation methods.</p> <p>The benefit of housing on this site must be weighed up against the competing current land use before planning permission can be granted.</p> <p>The site owner is unknown. The site owner must be supportive of residential development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This industrial area is home to a number of local businesses. The estate appears to have a good current level of occupancy demonstrating its importance in providing employment floorspace. Units appear to be in reasonable condition and ERE/0120/0039 granted consent to a new storage and distribution unit on site reaffirming investment the site. With residential development now surrounding Winster Industrial Estate on three sides (the Canal borders the site on the other), development pressures on isolated sources of industrial units are likely to remain. Whilst the brownfield site would in principle be suitable for residential development owing to the recent redevelopment of neighbouring industrial land, the site is not available and housing would not be achievable within the 15-year period this SHLAA covers. However, there could be longer-term opportunities for residential development at this location.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 219: 218 Nottingham Road, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | 218 Nottingham Road, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 447187 |
| Northing | 340818 |
| Existing use | Residential property and domestic curtilage |
| Surrounding land use(s) | Residential and St. John's Church |
| 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) | 0.02ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0518/0049 |
| Planning application type | Lapsed |
| Lapse date | 16.10.2021 |
| Type of development | Mixed |
| 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 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 224: 31A The Triangle, Ilkeston

Site information:

| Category | Answer |
|--|----------------------------|
| Site name | 31A The Triangle, Ilkeston |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447347 |
| Northing | 340630 |
| Existing use | Vacant commercial property |
| Surrounding land use(s) | Residential |
| 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) | 6 |
| Site area (hectares) | 0.2ha |
| Density | 30 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0516/0022 |
| Planning application type | Lapsed |
| Lapse date | 06.07.2019 |
| 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 although it notes two recently granted permissions for the conversion of the building to non-residential uses (see assessment conclusion). |

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. Notwithstanding the former granting of permission for residential development here, the Council notes the approval of two separate non-residential uses at the site which would see the building either used as a clinic or offices (ERE/0320/0063 and ERE/0520/0024). This is strong evidence that whilst the site may remain suitable for housing due to its location, it is neither available or achievable to deliver residential units within the timeframe of 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 6 |

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 225: 66 South Street, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | 66 South Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446513 |
| Northing | 341412 |
| Existing use | Pharmacy on ground floor with vacant ancillary space on first floor. |
| Surrounding land use(s) | Retail and town centre facilities |
| 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) | 0.03ha |
| Density | 100 |

Planning status:

| Information | Answer |
|---------------------------------------|---------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0617/0008 |
| Planning application type | Lapsed |
| Lapse date | 11.08.2020 |
| Type of development | Change of use |
| 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 it is felt that new housing supply could materialise beyond the developable period, if not sooner. However, the Council notes a change of use at the ground floor level from a confectionary shop to a pharmacy - allowable under Class E of the Use Classes Order. It is not thought this would compromise the ability of the upper floors from being used for residential purposes in future. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 226: 12 East Street, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | 12 East Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446605 |
| Northing | 341877 |
| Existing use | Private works car park |
| Surrounding land use(s) | Residential, public car parks and disused public house |
| 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 | Medium |
| Dwelling capacity (net) | 11 |
| Site area (hectares) | 0.06ha |
| Density | 183 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0615/0037 |
| Planning application type | Lapsed |
| Lapse date | 30.07.2018 |
| Type of development | New build |
| 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 | 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. Since demolition of the former building, the site has been set out to serve as a private car park for Wards Recycling who now occupy the former Albion Leisure Centre. This casts doubt on whether residential development will occur at this location. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 11 |

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 227: Land south of former workshop and office building, 129 Cotmanhay Road

Site information:

| Category | Answer |
|--|---|
| Site name | Land south of former workshop and office building, 129 Cotmanhay Road |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446557 |
| Northing | 343596 |
| Existing use | Yard with industrial unit and offices |
| 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) | 3 |
| Site area (hectares) | 0.11ha |
| Density | 27 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0417/0040 |
| Planning application type | Lapsed |
| Lapse date | 20.07.2020 |
| 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 | 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. An issue in respect to the lapsing of this permission relates to concerns over land stability with the Coal Authority unable to support the discharge of a condition relating to this matter. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 232: 40 Hobson Drive, Ilkeston, DE74LJ

Site information:

| Category | Answer |
|--|---|
| Site name | 40 Hobson Drive, Ilkeston, DE74LJ |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446317 |
| Northing | 340943 |
| Existing use | Domestic curtilage and garden area |
| Surrounding land use(s) | Residential and St. Thomas Primary 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 | Small |
| Dwelling capacity (net) | 1 |
| Site area (hectares) | 0.06ha |
| Density | 17 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 1215/0008 |
| Planning application type | Lapsed |
| Lapse date | 19.05.2019 |
| 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 outline 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 outline 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 235: Land north west of 204 Park Road

Site information:

| Category | Answer |
|--|---|
| Site name | Land north west of 204 Park Road |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447224 |
| Northing | 341507 |
| Existing use | Residential garden 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) | 2 |
| Site area (hectares) | 0.17ha |
| Density | 12 |

Planning status:

| Information | Answer |
|---------------------------------------|------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | 0219/0013 |
| Planning application type | Lapsed |
| Lapse date | 01.04.2022 |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 237: Land at the end of The Ropewalk

Site information:

| Category | Answer |
|--|---|
| Site name | Land at the end of The Ropewalk |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447317 |
| Northing | 342110 |
| Existing use | Vacant land overgrown in places |
| Surrounding land use(s) | Industrial, allotments and watercourses (River Erewash & Erewash Canal) |
| 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) | 60 |
| Site area (hectares) | 2.33ha |
| Density | 26 |

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 | Yes |
| Agricultural land | Urban |
| Flood zone | 3b |
| Air quality | No |
| Land contamination | No |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | No |
| Overcoming constraints | <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Means of vehicular access would need to be substantially improved off The Ropewalk as part of any future development on the site. A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Consideration must be given to the methods of mitigating enhanced flood risk arising as a result of the development - particularly as the site is located between the River Erewash and Erewash Canal. Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>The site has featured in recent assessment of flood conditions around the Ilkeston Gateway area of the town. Sites with potential to accommodate economic development were independently assessed to establish if flood alleviation measures might protect each from flooding after an appraisal of local hydrology. As described by the constraints and overcoming constraints sections of the assessment, the site is subject to a number of adverse conditions - not least the flood risk arising from being flanked by two watercourses. This heavily blights the site, and it will be the task of further detailed hydraulic assessment to show how any form of development could be safely delivered at this location.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 243: Land to the south & east of Kirk Hallam

Site information:

| Category | Answer |
|--|--|
| Site name | Land to the south & east of Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 446121 |
| Northing | 339682 |
| Existing use | Playing fields, lake, Social Club and agricultural |
| 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 | Large |
| Dwelling capacity (net) | 450 |
| Site area (hectares) | 18ha |
| Density | 25 |

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 | Yes |
| Agricultural land | Grade 4 (Poor) |
| Flood zone | 3b |
| Air quality | No |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. With a small area of the site at risk from Flood Zone 3b (functional flood plain) then a flood risk assessment must be undertaken as part of any future plans to develop land.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>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 sees three local wildlife sites located within the boundaries with ER043: Kirk Hallam Wood and ER047: Kirk Hallam Fishing Pond both entirely within, whilst ER046: Nutbrook Canal and Flatlands straddles the eastern site boundary. Adjoining the site on its south-eastern boundary is ER045: Sowbrook Pond.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This site sits as white land separating Kirk Hallam from the Little Hallam area of South Ilkeston. The current Core Strategy Review proposes that much of the land located to the south and south-east of the site be designated as Green Belt to assist with the continued separation of Kirk Hallam and Ilkeston. As such, any housing development risks undermining the policy intentions of the Local Plan by narrowing the openness between the two settlements.</p> <p>Parts of the site, particularly the low-lying areas close to the Nutbrook Canal are within Flood Zone 3b meaning housing development is unsuitable.</p> <p>The site also contains a variety of wildlife and biodiversity. Kirk Hallam Fishing Pond & Wood as well as the Sowbrook Pond and Nutbrook Canal - all of which are designated local wildlife sites. Housing development would potentially impact these habitats and the interdependency of networks and corridors between such ecological assets.</p> <p>The constraints demonstrate the site's unsuitability for housing, whilst uncertainties over the whole site's availability contributes towards an unlikelihood of any housing coming forward over the course of time covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 246: Albion Works, Burr Lane

Site information:

| Category | Answer |
|--|---|
| Site name | Albion Works, Burr Lane |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446646 |
| Northing | 342046 |
| Existing use | Industrial works |
| Surrounding land use(s) | Albion Shopping Centre, car parking and 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) | 9 |
| Site area (hectares) | 0.2ha |
| Density | 45 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>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.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is an active employment site accommodating a long-standing local business. Whilst the site is within the urban area, brownfield and surrounded by non-industrial uses, its continued occupancy demonstrates a demand for facilities at this location. Part of the premises is also listed which heavily restricts redevelopment opportunities for residential uses. The key element in understanding the redevelopment potential of the site is its availability, and with the site owner(s) unknown and no active promotion being made to the council, the land cannot be deemed to be available for new housing. Therefore housing is not thought to be achievable within the timeframe of this SHLAA and the site is assessed to be Non Deliverable and Developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 | 0 |
| 2025-26 | 0 |
| 2026-27 | 0 |
| 2027-onwards | 0 |

Site 248: Area of parking off Ilam Square

Site information:

| Category | Answer |
|--|---------------------------------|
| Site name | Area of parking off Ilam Square |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446381 |
| Northing | 344410 |
| Existing use | Area of private 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) | 3 |
| Site area (hectares) | 0.07ha |
| Density | 43 |

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 | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>Vehicular access from Ilam Square would need to be improved as part of any future housing development at the site.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This private area of off-street parking is situated between residential properties. Entry to the site from Ilam Square is narrow which would limit its potential to accommodate housing with only restricted width for vehicles. Off-street parking areas serve an important amenity purpose in keeping vehicles off road, and with Ilam Square limited in highway width, the loss of the facility would likely see additional vehicles parked on each side of this and neighbouring roads. The Council are not aware of anyone actively promoting the site, so it cannot be seen as being available. This in turn hampers the ability to achieve housing development on the site across the course of the period covered by this SHLAA. This results in the site being assessed as non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 249: Area of parking adj. to 38 Belper Street

Site information:

| Category | Answer |
|--|--|
| Site name | Area of parking adj. to 38 Belper Street |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446506 |
| Northing | 341195 |
| Existing use | Area of private parking |
| Surrounding land use(s) | Residential and industrial uses |
| 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) | 6 |
| Site area (hectares) | 0.06ha |
| Density | 100 |

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 | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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, which in this case includes two assets on the Local Interest List - Belper Street Works and West Side Factory.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The present site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This small area of off-street car parking serves an important purpose as staff at surrounding employment premises use this site to park their vehicles. With Belper Street limited in highway width, the site plays a key role in restricting on-street parking and maintaining highway safety. The land's loss would contribute to additional vehicles parking on Belper Street and surrounding residential roads. The Council are not aware of anyone actively promoting the site, so it cannot be seen as being available. This in turn hampers the ability to achieve housing development on the site across the course of the period covered by this SHLAA. This results in the site being assessed as non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 6 |

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 251: Coal bagging plant, Awwsworth Road

Site information:

| Category | Answer |
|--|--|
| Site name | Coal bagging plant, Awwsworth Road |
| Sub area | Ilkeston |
| Ward | Awwsworth Road |
| Parish | Unparished |
| Easting | 447031 |
| Northing | 343307 |
| Existing use | Commercial coal bagging facility |
| Surrounding land use(s) | Football pitches, recreational ground, Ilkeston Football Club, Industrial buildings and depot, Erewash Canal |
| 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) | 90 |
| Site area (hectares) | 2.56ha |
| Density | 35.15 |

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 | Yes |
| Agricultural land | Urban |
| Flood zone | 2 |
| Air quality | No |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>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 planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods due to the site bordering the Erewash Canal.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding uses before planning permission can be granted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Active employment site occupied by CPL Distribution who store and transport coal and timber products. Despite the site being located within the town of Ilkeston (ensuring residential development would in principle be acceptable), it is currently occupied which demonstrates the demand for such premises on sites well separated from areas of residential development.</p> <p>Without knowledge of land ownership, the Council is unaware of the current owner(s) ensuring availability of the site is unknown and achieving residential development within the period covered by this SHLAA is unlikely.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 90 |

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 253: Private car park at Wood Street, Ilkeston

Site information:

| Category | Answer |
|--|---|
| Site name | Private car park at Wood Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446717 |
| Northing | 343422 |
| Existing use | Car park |
| Surrounding land use(s) | Supermarket and 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 | Medium |
| Dwelling capacity (net) | 10 |
| Site area (hectares) | 0.15ha |
| Density | 66.66 |

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 | 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 | <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against its current use as a private car park for current residents before planning permission for residential development can be granted.</p> <p>Whilst the site owner is known (East Midlands Housing), they must be supportive of residential development for it to be considered available - this position has not been confirmed.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is a sizeable area of private parking serving a large number of flats between Wood Street and Critchley Street. As such, it plays a key role in offering tenants an off-road space in which to park. The removal of such a facility would not only lead to vehicles having to park on adjacent, narrow residential roads but also detract from the desirability of the flats at this complex without such a basic facility as a car park. Despite its location within the built-up area of Ilkeston, the removal of a car park would lead to adverse amenity issues relating to the safety of local roads. As a result, the site has been assessed as non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 10 |

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 254: Industrial area south of Ilkeston Town FC, Awsworth Road

Site information:

| Category | Answer |
|--|--|
| Site name | Industrial area south of Ilkeston Town FC, Awsworth Road |
| Sub area | Ilkeston |
| Ward | Ilkeston Central |
| Parish | Unparished |
| Easting | 447019 |
| Northing | 343138 |
| Existing use | Industrial and storage uses |
| Surrounding land use(s) | Sports venue, agricultural land and 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 | Large |
| Dwelling capacity (net) | 66 |
| Site area (hectares) | 1.88ha |
| Density | 35.10 |

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 | Yes |
| Agricultural land | Urban |
| Flood zone | 3b |
| Air quality | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | A estate consisting of several low-quality industrial premises and yards which display separation from the main built-up part of Ilkeston due to being east of the Erewash Canal. Situated between the Canal and the River Erewash, any sizeable housing proposal will have to demonstrate how it would not worsen flood risk the site is currently subjected to. Despite the low-quality of the premises and facilities, the nature of some of the operations at the site are best located away from large concentrations of residential populations to preserve amenity so it performs an important economic role. With concerns over the compatibility of housing with the site's flood risk, the site is not considered suitable for residential development and with the owner(s) not known then the site is not available making it very difficult to demonstrate 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 66 |

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 257: Disused allotments off Far Dales Road

Site information:

| Category | Answer |
|--|---|
| Site name | Disused allotments off Far Dales Road |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446205 |
| Northing | 342625 |
| Existing use | Disused allotments |
| Surrounding land use(s) | Residential, open land, medical centre and police station |
| 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) | 15 |
| Site area (hectares) | 0.43ha |
| Density | 34.88 |

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 | 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 | Yes |
| Overcoming constraints | <p>The access road would need to be improved as part of the development of the site.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The site owner(s) is unknown. The site owner must be supportive of residential development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>An area of disused and overgrown allotment plots which adjoin the major 2000's housing development built off Heanor Road. Whilst residential development would in all likelihood be permissible owing to the increasingly residential surrounding environs, the site owner(s) is unknown. Without this information and any evidence that the land in question may be being actively considered for residential development, the site cannot be deemed to be available to contribute towards the supply of new housing land.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 15 |

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 258: Factories east and west of Belper Street, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | Factories east and west of Belper Street, Ilkeston |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446540 |
| Northing | 341222 |
| Existing use | Industrial |
| 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 | Medium |
| Dwelling capacity (net) | 11 |
| Site area (hectares) | 0.25ha |
| Density | 44 |

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 | Mixed |
| 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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The site owner is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Belper Street Works and West Side Factory are two buildings linked with Ilkeston's manufacturing heritage. The former is home to Cluny Lace Company Ltd, whilst the latter has been converted from industrial premises to a mixture of non-residential uses. Given both facing premises are currently active employment locations, there is little evidence that new residential development (through the buildings conversion) is likely in the short to medium term. This is reaffirmed by a lack of evidence demonstrating that housing is being actively pursued at this location ensuring the site cannot be considered available, nor achievable. This strongly counterbalances any suitability the buildings may hold for residential development.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 268: Former railway cutting near to Manners Avenue

Site information:

| Category | Answer |
|--|---|
| Site name | Former railway cutting near to Manners Avenue |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446120 |
| Northing | 342392 |
| Existing use | Amenity green space & multi-user trail |
| Surrounding land use(s) | Residential, leisure centre, business premises, amenity green space and multi user trail. |
| 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) | 42 |
| Site area (hectares) | 1.21ha |
| Density | 34.71 |

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 | Yes |
| Agricultural land | Urban |
| Flood zone | 1 |
| Air quality | No |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | No |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>Access from Manners Avenue & Northfield Avenue would need significant improvement as part of any future development of the site.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and any mitigation methods.</p> <p>The site owner(s) has not expressed support for this development.</p> <p>The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This site consists of land which once formed part of a railway cutting and which has since been repurposed to create a multi-user recreational trail managed by Derbyshire County Council. Much of the site is covered in wooded vegetation and has become a green corridor. With an accessibility and recreational purpose, the land fulfils an important role in green, sustainable travel. New housing development at the site would be difficult to integrate with the trail and forming vehicular access may lead to severance of an off-road facility. The site has not been promoted for a residential use, so cannot be seen as being available. The role it plays in non-motorised travel also ensures the land is not suitable to accommodate housing.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 42 |

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 269: Former shopping parade, Donner Crescent

Site information:

| Category | Answer |
|--|---|
| Site name | Former shopping parade, Donner Crescent |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446229 |
| Northing | 344268 |
| Existing use | Cleared, vacant site |
| Surrounding land use(s) | Residential |
| 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 | Medium |
| Dwelling capacity (net) | 15 |
| Site area (hectares) | 0.32ha |
| Density | 46.87 |

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 | No |
| Overcoming constraints | <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. The site has now been cleared of its former use (shops and flats) for several years and now has been landscaped to create amenity green space for local residents.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before PP can be granted.</p> <p>The site has previously been subject of interest from a retail operator.</p> <p>Site owned by East Midlands Homes and its redevelopment could contribute to new social housing.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>A small area of land owned by EMH homes which once saw a parade of retail units occupy it. After demolition and long-term vacancy of the site, it is now a landscaped area of amenity green space for local residents use. The landowner has not expressed any desire to develop new housing at this location, so the site is not available. Given it now serves an amenity function, there are doubts over whether the site remains suitable to accommodate residential development. Housing may return to this site in the longer term, but information available now confirms the site is non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 15 |

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 270: Area of garages at St. Norbert Drive, Kirk Hallam

Site information:

| Category | Answer |
|--|---|
| Site name | Area of garages at St. Norbert Drive, Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 445802 |
| Northing | 340082 |
| Existing use | Area of private garages & 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 | Medium |
| Dwelling capacity (net) | 12 |
| Site area (hectares) | 0.35ha |
| Density | 34.28 |

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 | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>Vehicular access would need to be improved to either St Norbert Drive or Windermere Avenue as part of any future development of the site.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner(s) current intentions towards redevelopment of the site are unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is a private area of land which council records show is owned by EMH Homes. Some garages remain sporadically positioned around the edge of the site, although the main purpose of the land appears to be allowing off-street car parking for adjoining properties. The benefits of such land enable adopted highways to be relieved of pressures for local residential car parking, meaning the site continues to contribute to the amenity of the immediate neighbourhood. With no information demonstrating that the current site owner wishes to change the use of land then it cannot be considered as available or that housing development would be achievable within the timeframe covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 12 |

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 271: Private land off Queen Elizabeth Way

Site information:

| Category | Answer |
|--|---|
| Site name | Private land off Queen Elizabeth Way |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 445451 |
| Northing | 340222 |
| Existing use | Area of land 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) | 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 | Yes |
| Coal referral area | No |
| Ownership issues | Yes |
| Overcoming constraints | <p>Current vehicular arrangements taken from Queen Elizabeth Way would need to be enhanced as part of any future redevelopment of the site.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner (East Midlands Housing) has not expressed support for the redevelopment of this site. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is a private area of land which council records show is owned by EMH Homes. The land appears to have once had private garages upon it, however none remain and it is now used for private off-street car parking. The benefits of such land enable adopted highways to be relieved of pressures for local residential car parking, meaning the site continues to contribute to the amenity of the immediate neighbourhood. With no information demonstrating that the current site owner wishes to change the use of land then it cannot be considered as available or that housing development would be achievable within the timeframe covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 272: Greenwood Avenue allotments

Site information:

| Category | Answer |
|--|-------------------------------|
| Site name | Greenwood Avenue allotments |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447472 |
| Northing | 341158 |
| Existing use | Private allotments (derelict) |
| Surrounding land use(s) | Residential and allotments. |
| 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) | 38 |
| Site area (hectares) | 1.11ha |
| Density | 34.23 |

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 | 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 | Yes |
| Overcoming constraints | <p>The existing access road from Greenwood Avenue would need to be improved as part of any future redevelopment of the site.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Records show these allotments as being privately owned. The site has not served an allotment role for some years and conditions across the site now see a sizeable proportion covered by trees and shrubbery with emerging and increasing ecological value. The Borough Council has no evidence of the landowner(s) willingness to promote residential development at the site, resulting in it being assessed as not available and not achievable to deliver housing across the period of time covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 38 |

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 277: Industrial estate between Blooms Grove Road and Abbey Street

Site information:

| Category | Answer |
|--|--|
| Site name | Industrial estate between Blooms Grove Road and Abbey Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446621 |
| Northing | 342618 |
| Existing use | Industrial estate |
| Surrounding land use(s) | Residential and brownfield |
| 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) | 45 |
| Site area (hectares) | 0.91ha |
| Density | 49.45 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The appropriateness for housing should be considered against the neighbouring land uses upon receipt of an application.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the loss of a competing current use before planning permission can be granted.</p> <p>The site owner(s) is unknown and has not expressed support for development. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>An established industrial estate located on the edge of residential development north of Ilkeston town centre and a wider area of industry extending eastwards. A range of largely good and reasonably modern employment premises are located across the site, and at the time of assessment occupancy levels were healthy. The site has not been promoted to the Council for housing uses, so its lack of availability and unlikelihood for residential development to be achievable across the timescale covered by this SHLAA mean the site has been assessed as non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 45 |

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 278: Car repair garage at 210 Nottingham Road

Site information:

| Category | Answer |
|--|--|
| Site name | Car repair garage at 210 Nottingham Road |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447185 |
| Northing | 340846 |
| Existing use | Garage and residential |
| Surrounding land use(s) | Residential and church |
| 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) | 18 |
| Site area (hectares) | 0.19ha |
| Density | 94.73 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing land use before planning permission can be granted.</p> <p>The site owner(s) is unknown and has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>The site consists of a motor repairs business accessed directly off Nottingham Road with adjoining residential properties flanking to its north. No promotion for alternative (i.e. residential use) has been made to the Council to promote development at the site of a long-established car garage - meaning the site cannot be considered to be available for new housing development, nor is residential development considered realistic across the time period covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 18 |

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 279: Industrial premises to the north of Hallam Fields Road

Site information:

| Category | Answer |
|--|--|
| Site name | Industrial premises to the north of Hallam Fields Road |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 447692 |
| Northing | 339769 |
| Existing use | Employment and Industrial |
| Surrounding land use(s) | Canal, Road and industrial |
| 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) | 150 |
| Site area (hectares) | 4.12ha |
| Density | 36.40 |

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 | Urban |
| Flood zone | 1 |
| Air quality | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | No |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of application.</p> <p>Air quality issues will be addressed with Environmental Health should a future application for residential development be forthcoming.</p> <p>The benefit of housing on this site should be weighed up against the site's current and surrounding uses before planning permission can be granted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>The site accommodates a diverse range of industrial and commercial operations with a notable difference in premise types evident across the area. Whilst housing faces the site from its south, the wider area is almost exclusively industrial in character. Residential development here would serve to weaken that character, but would still result in industrial operations flanking the site immediately east and west making residential development unsuitable. No promotion of the site for new housing has been made to the Council, confirming that the land here is not available and highly unlikely to see redevelopment for residential uses occur during the period covered by this SHLAA. This has resulted in a non-deliverable and developable conclusion.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 150 |

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 283: Kensington Industrial Estate

Site information:

| Category | Answer |
|--|------------------------------|
| Site name | Kensington Industrial Estate |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446969 |
| Northing | 340952 |
| Existing use | Industrial |
| 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 | Medium |
| Dwelling capacity (net) | 40 |
| Site area (hectares) | 0.74ha |
| Density | 54.05 |

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 | Yes |
| 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 | <p>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.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>A small industrial estate situated inbetween well-established housing. Facilities across the site vary in size, type and condition with a variety of commercial operations active. Buildings are mostly in acceptable condition demonstrating that these can continue to accommodate employment-based operations for some time yet. No promotion of the site has been made to the Council to see land redeveloped for housing, so the site is not considered to be available. This also means housing development at the location is not thought to be achievable within the period covered by this SHLAA. As with other industrial locations outside of the strategic zones of employment, new adjacent housing developments demonstrate the general suitability of residential in such areas as this. However, due to the non-availability of the site and the active contribution it is making to the local economy it has been assessed as non-deliverable and developable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 40 |

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 284: Land adj. to 95 Beauvale Drive

Site information:

| Category | Answer |
|--|---|
| Site name | Land adj. to 95 Beauvale Drive |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446057 |
| Northing | 344388 |
| Existing use | Area of off-street parking with garages |
| Surrounding land use(s) | Cotmanhay Wood, residential & SGA7 |
| 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/) | 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 | <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner (East Midlands Housing) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Small area of private land used as off-street parking with some spaced out garages. The site serves a purpose by providing adjacent homes on Beauvale Drive with an area to park and relieve pressure on the narrow highway. The loss of land to residential development could subject land to extra pressures for on-street parking and impact the level of amenity for nearby households. The site owner has not indicated any willingness that the land should accommodate new housing so the site is not considered to be available with development not expected to be achieved within the period covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 285: Land adjacent to Cat & Fiddle public house, Ladywood Rd

Site information:

| Category | Answer |
|--|---|
| Site name | Land adjacent to Cat & Fiddle public house, Ladywood Rd |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 445019 |
| Northing | 340329 |
| Existing use | Ancillary car park |
| Surrounding land use(s) | Public house and 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) | 6 |
| Site area (hectares) | 0.19ha |
| Density | 31.57 |

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 | 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 | <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish the ecological issues and mitigation methods.</p> <p>The site owner(s) is unknown, although its use as a car park would indicate the same owner as the neighboring public house. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Small area of vacant land adjoining the Cat & Fiddle PH. Land is overgrown with self-seeded shrubbery evident across the site and represents an in-fill plot between the public house and homes immediately west along Ladywood Road. Ownership of the site is unknown, and the land has not been actively promoted for residential development meaning it cannot be considered available - even though the site would be suitable in principle for a modestly sized new housing scheme. With land ownership unknown, it is unlikely the site will see housing delivery occur within this SHLAA's time period making development unachievable.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 6 |

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 287: Land and buildings between Rutland Street and Barker Gate

Site information:

| Category | Answer |
|--|---|
| Site name | Land and buildings between Rutland Street and Barker Gate |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446749 |
| Northing | 342611 |
| Existing use | Industrial estate |
| Surrounding land use(s) | Residential, industrial, superstore |
| 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) | 30 |
| Site area (hectares) | 0.7ha |
| Density | 42.85 |

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 | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>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 planning application.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>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.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Part of a wider industrial zone located to the north-east of Ilkeston town centre. Various buildings and operations are located across the site, with a significant amount of yard space evident around some of the businesses. Residential development is located immediately north of the site, although the wider environs are largely industrial and commercial in character. New housing at this site would be surrounded on two sides by the wider industrial site with a drive-through takeaway directly adjacent to the south. Such surrounding uses would subject residents of a housing development at this location to a poor level of amenity, leading to the site being assessed as unsuitable for residential uses. Further to this, no promotion of the site for its redevelopment has been made by the site owner(s) confirming it is not currently available. With a healthy occupancy rate evident across the site, this leads to a non-deliverable and developable assessment being reached.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 289: Land & premises to the north of Merritt Plastics, Manners Avenue

Site information:

| Category | Answer |
|--|--|
| Site name | Land & premises to the north of Merritt Plastics, Manners Avenue |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446002 |
| Northing | 342518 |
| Existing use | Industrial premises |
| Surrounding land use(s) | Greenspace, residential and industrial |
| 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) | 91 |
| Site area (hectares) | 2.61ha |
| Density | 34.86 |

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 | No |
| Heritage assets | No |
| Ecology | No |
| Agricultural land | Urban |
| Flood zone | 1 |
| Air quality | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Access to the site would need to be improved as part of any residential redevelopment plans.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>The benefit of housing on this site should be weighed against the competing current/surrounding uses before planning permission can be granted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the wider Industrial Estate's contribution to the economy in the north of the Borough.</p> <p>No expectations that residential development at this location will now be policy-compliant.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 91 |

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 291: Land at Botany Bay, end of Bridge Street

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Botany Bay, end of Bridge Street |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446878 |
| Northing | 344272 |
| Existing use | Vacant site informally used for leisure and recreation |
| Surrounding land use(s) | Green buffer, railway line and Erewash Canal |
| 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) | 64 |
| Site area (hectares) | 4.3ha |
| Density | 14.88 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | SGA22 |
| 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 | <p>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.</p> <p>The site itself directly adjoins the main town of Ilkeston and would extend the urban footprint in an easterly direction towards the main railway line.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint, although the site extends into land vulnerable to flooding by virtue of being located between the Erewash Canal and the River Erewash. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.</p> <p>Residential development at this location has been promoted during the Core Strategy review.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA22.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | Yes |
| Achievability | No |
| Assessment conclusion | <p>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 a sustainable growth option. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development, although vulnerability to flooding would require significant flood defence infrastructure.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 64 |

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 293: Land at Hartshay Close

Site information:

| Category | Answer |
|--|------------------------------|
| Site name | Land at Hartshay Close |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446731 |
| Northing | 344262 |
| Existing use | Vacant, grassed area of 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) | 4 |
| Site area (hectares) | 0.07ha |
| Density | 57.14 |

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 | 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 site owner (East Midlands Housing) has not currently expressed support for development at this location. 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 | Sizeable area of open, grassed space set within the residential area of Cotmanhay and created as a result of layout reconfiguration in the 90s and 00s which saw a number of properties demolished. The site, whilst basic in appearance, provides an area of amenity green space within this part of the Cotmanhay estate. Owned by a housing provider, the land has not been promoted for residential development resulting in the site not being available for new housing. Housing at this location would be suitable in policy terms, although development of a number of similar pocket green spaces around the estate would intensify the density of housing in Cotmanhay and remove the small-scale amenity areas. As the site is not available, housing within the SHLAA period is not thought to be achievable in the timescale 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 295: Land north west of Kirk Hallam

Site information:

| Category | Answer |
|--|-----------------------------------|
| Site name | Land north west of Kirk Hallam |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Dale Abbey |
| Easting | 444830 |
| Northing | 340942 |
| 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) | 746 |
| Site area (hectares) | 37.3ha |
| Density | 20 |

Planning status:

| Information | Answer |
|---------------------------------------|----------------|
| Site allocated in Local Plan | No |
| Planning application reference (ERE/) | SGA23 |
| 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 | <p>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.</p> <p>The site itself directly adjoins the main town of Ilkeston (although physical connectivity is to Kirk Hallam) and would extend the urban footprint of development in a northerly direction and enclose much of the remaining land between the current urban fringe of Ilkeston and West Hallam Storage Depot.</p> <p>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.</p> <p>Residential development at this location has been promoted during the Core Strategy review.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA23.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | Yes |
| Achievability | No |
| Assessment conclusion | <p>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 alternative sites. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development - potentially in conjunction with the proposed development planned south-west of Kirk Hallam.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 746 |

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 296: Land at Denby Hall Road and Shirebrook Close

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Denby Hall Road and Shirebrook Close |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446626 |
| Northing | 344599 |
| Existing use | Area of off-street parking |
| Surrounding land use(s) | Residential, recreation ground and grassland |
| 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) | 0.06ha |
| Density | 50 |

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 | <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner (East Midlands Housing) has not currently expressed support for this development. The site owner must be supportive of residential development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Small area of private car parking which serves the adjacent Cotmanhay Playing Fields. The car park serves an amenity purpose and contributes to minimising the number of vehicles parked on adjacent residential highways. A further car park can be found at the end of Shirebrook Close, although this serves the sports pavillion. The site is privately owned by a housing provider who has not previously promoted the land for residential development. This confirms the site is not available for new housing. New housing development at this location could be suitable given the surrounds are almost exclusively residential in character - but with the car park serving an amenity purpose, the loss of such space may adversely impact on highway safety when there is high levels of use of the neighbouring recreational ground. Overall, it is unlikely that housing development will be achievable at this location within the timeframe covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 297: Land at Langwith Close & Bailey Brook Road

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Langwith Close & Bailey Brook Road |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446556 |
| Northing | 344415 |
| Existing use | Vacant grassed space |
| 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 | 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 owner 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 | Small area of open, grassed space set within the residential area of Cotmanhay and created as a result of layout reconfiguration in the 90s and 00s which saw a number of properties demolished. The site, whilst basic in appearance, provides a small area of amenity green space within this part of the Cotmanhay estate. Owned by a housing provider, the land has not been promoted for residential development resulting in the site not being available for new housing. Housing at this location would be suitable in policy terms, although development of a number of similar pocket green spaces around the estate would intensify the density of housing in Cotmanhay and remove the small-scale amenity areas. As the site is not available, housing within the SHLAA period is not thought to be achievable in the timescale 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 298: Land between 24-27 Blake Street

Site information:

| Category | Answer |
|--|---------------------------------|
| Site name | Land between 24-27 Blake Street |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 446974 |
| Northing | 342360 |
| Existing use | Vacant, overgrown 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) | 2 |
| Site area (hectares) | 0.03ha |
| Density | 66.66 |

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 | 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 | <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> <p>The site represents a sustainable location for a small housing scheme within an exclusively residential setting, but without knowledge of ownership the Council is unable to know whether there is a short-term intention to pursue a new-build development at this location.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>Small plot of land situated between two rows of terraced housing. Extensive tree coverage now covers the site, with historic mapping showing a continuous row of terraced housing as far back as the 1960s when the demolition of a property at this location seems to have occurred. Given the almost exclusively residential surroundings, new housing here would in principle appear to be suitable within the local planning framework of policies. However, no promotion of the site for housing from a site owner(s) has occurred confirming the site is not available for redevelopment. Due to this, it is unlikely residential development would be achievable in the time period this SHLAA covers.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 299: Land between Green Lane and the Erewash Canal

Site information:

| Category | Answer |
|--|---|
| Site name | Land between Green Lane and the Erewash Canal |
| Sub area | Ilkeston |
| Ward | Larklands |
| Parish | Unparished |
| Easting | 447644 |
| Northing | 341269 |
| Existing use | Mix of vacant space & woodland |
| Surrounding land use(s) | Residential, allotments and Erewash Canal |
| 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) | 10 |
| Site area (hectares) | 0.24ha |
| Density | 41.66 |

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 | Yes |
| Agricultural land | Urban |
| Flood zone | 2 |
| Air quality | No |
| Land contamination | No |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | No |
| Ownership issues | Yes |
| Overcoming constraints | <p>Vehicular access (via Green Lane) would need to be improved as part of any future development of the site. This is the only available point of access to unlock redevelopment potential so enhancement is crucial.</p> <p>Consideration must be given to the impact that development would have on the Erewash Canal and mitigate flood risk.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The site owner is unknown. The site owner must be supportive of development for the site to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>The site consists of a yard located to the rear of existing properties with sporadic small structures situated around the site. Adjacent to the Erewash Canal and Green's Lock, the site is notably wooded particularly around its boundaries. Access to the land is currently achievable via limited width tracks either side of 74 Andrew Avenue. However, highway access would need significant upgrading to serve any future housing at this location. No promotion of the site for residential development has been made to the Council, confirming it is not available for new housing. Its suitability to accommodate new development is confirmed as the site sits within the urbanised area of Ilkeston, although care would be needed to address concerns around flood risk (due to proximity to a watercourse) and the adjacent presence of the listed Green's Lock. However, with no promotion of the site and ownership details unknown, new housing is not likely to be achievable within the time period covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 10 |

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 300: Land between Thatchmarch Close and Brimington Close

Site information:

| Category | Answer |
|--|---|
| Site name | Land between Thatchmarch Close and Brimington Close |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446571 |
| Northing | 344500 |
| Existing use | Enclosed landscaped area |
| Surrounding land use(s) | Residential, grassed open space and sub-station |
| 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) | 0.05ha |
| Density | 60 |

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 future planning application. The site owner (EMH Homes) has not expressed support for residential development at this moment. 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 | Small area of open, grassed space set within the residential area of Cotmanhay and created as a result of layout reconfiguration in the 90s and 00s which saw a number of properties demolished. The site, whilst basic in appearance, is enclosed by fencing and does not appear to be publically accessible - but does contribute a small area of amenity green space within this part of the Cotmanhay estate. Owned by a housing provider, the land has not been promoted for residential development resulting in the site not being available for new housing. Housing at this location would be suitable in policy terms, although development of a number of similar pocket green spaces (both accessible and non-accessible) around the estate would intensify the density of housing in Cotmanhay and remove the small-scale amenity areas. As the site is not available, housing within the SHLAA period is not thought to be achievable in the timescale 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 303: Land Off Kenilworth Drive

Site information:

| Category | Answer |
|--|---------------------------------|
| Site name | Land Off Kenilworth Drive |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 445443 |
| Northing | 340100 |
| Existing use | Off-street parking/hardstanding |
| 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) | 3 |
| Site area (hectares) | 0.1ha |
| 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 | 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 | No |
| Overcoming constraints | <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before any future planning application can be approved.</p> <p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>The site owner(s) has not expressed support for this development.</p> <p>The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This is a private area of land which council records show is owned by a local housing provider. It appears some structures (likely to be private garages) once lined the edge of this site, although it now seems the land is free of buildings. The main purpose of the land appears to be allowing off-street car parking for adjoining properties and to access the rear of homes on Kenilworth Drive, Windermere Avenue and Festival Road. The benefits of such land enable adopted highways to be relieved of pressures for local residential car parking, meaning the site continues to contribute to the amenity of the immediate neighbourhood - making development unsuitable due to the arising impacts on adjacent roads. With no information demonstrating that the current site owner wishes to change the use of land then it cannot be considered as available or that housing development would be achievable within the timeframe covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 312: Land to rear of 279 Cotmanhay Road

Site information:

| Category | Answer |
|--|------------------------------------|
| Site name | Land to rear of 279 Cotmanhay Road |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446559 |
| Northing | 343387 |
| Existing use | Domestic curtilage and yard area |
| Surrounding land use(s) | Industrial 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 | Small |
| Dwelling capacity (net) | 2 |
| Site area (hectares) | 0.16ha |
| Density | 12.5 |

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 | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A vehicular access to the site would need to be formed to serve the site in order for its redevelopment to be possible.</p> <p>Air quality issues will be addressed with Environmental Health should a future application be forthcoming.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>A sizeable garden curtilage of 279 Cotmanhay Road with notable tree coverage around the boundary of the site. Set within a largely residential setting, the principle of new housing at this backland location would be acceptable on the proviso that an acceptable form of access could be taken off Cotmanhay Road (and aspects concerning layout, density and scale). However, no promotion of this site for development has been made by a site owner(s) leading to it being deemed unavailable for new housing delivery. The lack of active promotion for residential development indicates that new housing is not achievable at this site in the time period covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 314: Land to the east of Brimmington Close

Site information:

| Category | Answer |
|--|---------------------------------------|
| Site name | Land to the east of Brimmington Close |
| Sub area | Ilkeston |
| Ward | Cotmanhay |
| Parish | Unparished |
| Easting | 446600 |
| Northing | 344537 |
| Existing use | Informal area of green space |
| Surrounding land use(s) | Sports pavillion 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 | Small |
| Dwelling capacity (net) | 7 |
| Site area (hectares) | 0.18ha |
| Density | 38.88 |

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 future planning application. The site owner (EMH Homes) has not signalled their support for development at this site. 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 | Sizeable area of open, grassed space set within the residential area of Cotmanhay and created as a result of layout reconfiguration in the 90s and 00s which saw a number of properties demolished. The site, whilst basic in appearance, provides an area of amenity green space within this part of the Cotmanhay estate. Owned by a housing provider, the land has not been promoted for residential development resulting in the site not being available for new housing. Housing at this location would be suitable in policy terms, although development of a number of similar pocket green spaces around the estate would intensify the density of housing in Cotmanhay and remove the small-scale amenity areas. As the site is not available, housing within the SHLAA period is not thought to be achievable in the timescale 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 316: Land east of Nutbrook Canal

Site information:

| Category | Answer |
|--|--|
| Site name | Land east of Nutbrook Canal |
| Sub area | Ilkeston |
| Ward | Hallam Fields |
| Parish | Unparished |
| Easting | 446272 |
| Northing | 340117 |
| Existing use | Enclosed fields |
| Surrounding land use(s) | Quarry Hill housing site, Quarry Hill Industrial estate, arable farmland, pond, playing fields 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 | Large |
| Dwelling capacity (net) | 416 |
| Site area (hectares) | 11.9ha |
| Density | 34.95 |

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 | Yes |
| Agricultural land | Grade 2 (Very good) |
| Flood zone | 3b |
| Air quality | No |
| Land contamination | No |
| Utilities | Yes |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>Currently, no means of vehicular access exists between Ilkeston Road and the site, with Ilkeston Road elevated above the site's level. This issue would need resolving prior to any future development of the site.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>A buffer zone, in line with national policy, needs to be in place either side of the pylons in place on the site. The land in the buffer zone remains undevelopable.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>A series of fields situated in-between the Nutbrook Canal and the former railway line. Agricultural land is often prone to flooding at this location, so despite the site currently forming part of the corridor of 'white land' sitting between south Ilkeston and Kirk Hallam, its vulnerability to flooding (some of the site is functional flood plain) renders the site unsuitable for new housing development. No promotion of the site has been made to the Council so it is assumed that the site is unavailable for residential development. Given the policy and ownership constraints, it is extremely unlikely that housing will be achievable at this location - despite partly neighbouring a recent major residential scheme at Quarry Hill Road.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 324: Land south & south-east of Bennerley Viaduct

Site information:

| Category | Answer |
|--|---|
| Site name | Land south & south-east of Bennerley Viaduct |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 447275 |
| Northing | 343545 |
| Existing use | Open fields & River Erewash |
| Surrounding land use(s) | Depot facility, Bridge Farm, Welltro Farm and railway |
| 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) | 276 |
| Site area (hectares) | 7.9ha |
| Density | 34.93 |

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 2 (Very good) |
| Flood zone | 3b |
| Air quality | No |
| Land contamination | No |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>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 which sees the listed Bennerley Viaduct span the site.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site would need to be released from Green Belt to make housing development compliant with local and national planning policy. This would require consideration as part of a Green Belt review.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | A sizeable area of low-lying agricultural land located inbetween Bennerley Viaduct and Awsworth Road. The River Erewash meanders its way through the centre of this site, and coupled with the nearby watercourses of the disused Nottingham Canal and the active Erewash Canal, create conditions which lead to land within the boundaries being subject to an extremely high susceptibility to flooding. Much of the land forms part of the functional flood plain, with a strong policy steer at both national and local levels existing to prevent the development of such affected land for residential development. This factor by itself would be sufficient to demonstrate a strong unsuitability for new housing, although the land sits entirely within designated Green Belt - another contributory factor to the unsuitability of residential development. The adjacent listed Bennerley Viaduct, recently restored and now able to be crossed by pedestrians and cyclists, requires its setting to be protected. New housing in the vicinity of the Viaduct would undoubtedly affect the character of the heritage asset. Regardless of these issues, no promotion of the site to the Council for housebuilding has been made by a site owner(s) confirming that land is unavailable for development. These factors collectively show that the delivery of new housing here would not be achievable during 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 334: Industrial premises at Lower Granby Street

Site information:

| Category | Answer |
|--|--|
| Site name | Industrial premises at Lower Granby Street |
| Sub area | Ilkeston |
| Ward | Ilkeston Central |
| Parish | Unparished |
| Easting | 446548 |
| Northing | 342605 |
| Existing use | Industrial and general employment |
| Surrounding land use(s) | Industrial and 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 | Medium |
| Dwelling capacity (net) | 12 |
| Site area (hectares) | 0.27ha |
| Density | 44.44 |

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 | Yes |
| Land contamination | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | No |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>Air quality issues will be addressed with EBC Environmental Health should an application be forthcoming due to the neighbouring industrial operations.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>Specifically, this site forms part of a wider EELS site (047) which is rated good-to-average (54) in the latest assessment.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|--|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | Situated on the western edge of a wider industrial zone north-east of Ilkeston town centre, this site incorporates a car repair garage with ample surfaced curtilage and an industrial unit of average quality. Despite the surrounds being industrial and commercial, a row of residential properties face the site from the opposite side of Lower Granby Street. Notwithstanding this, given the surrounding character of the area the introduction of new housing at this location would pose amenity problems for residents with industrial operations occurring in close proximity. As such, the site does not represent a suitable location for new residential development and has been found to be unsuitable for this purpose. No site promotion has taken place making the Council aware that land is being actively considered for new housing. Due to this, the site is deemed not to be available. All above factors combined heavily suggest that residential development cannot be achievable 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 343: Protected school site at Charlotte Street

Site information:

| Category | Answer |
|--|---|
| Site name | Protected school site at Charlotte Street |
| Sub area | Ilkeston |
| Ward | Awsworth Road |
| Parish | Unparished |
| Easting | 446331 |
| Northing | 342910 |
| Existing use | Allotments |
| Surrounding land use(s) | School 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) | 46 |
| Site area (hectares) | 1.31ha |
| Density | 35.11 |

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 | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>The only realistic way in which vehicular access could be achieved is a new junction and access from Heanor Road as other roads linking the site to Charlotte Street are unsuitable to accommodate additional traffic. The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.</p> <p>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.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>An area of land formerly comprising allotments and nurseries directly adjoining the grounds of Charlotte Nursery and Infants School. Set within a wider urban environment, this site would realistically require vehicular access to be continued southwards through the school campus given the lack of options to join surrounding roads without demolition being required (Heanor Road, Haddon Nurseries and Cotmanhay Road). 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.</p> <p>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 occurred 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.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 344: Land north west of former Oakwell Brickworks

Site information:

| Category | Answer |
|--|--|
| Site name | Land north west of former Oakwell Brickworks |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 445645 |
| Northing | 341117 |
| Existing use | Domestic curtilage |
| Surrounding land use(s) | Residential, Oakwell Brickworks, Nutbrook Trail 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 | Medium |
| Dwelling capacity (net) | 45 |
| Site area (hectares) | 1.28ha |
| Density | 35.15 |

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 | Yes |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>Achieving vehicular access to connect the site to the adopted highway network will need resolving as part of any future development of the site with options to link to Derby Road or to the neighbouring site which is subject to strong development pressure. A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | Yes |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This site comprises a series of paddocks with internalised fencing enclosing several different parts of land to rear of properties that front onto Derby Road. Access to the land is taken via a drive which passes to the side of 215 Derby Road. However, work would be necessary to understand whether this point of access has the potential to be upgraded in future to act as vehicular access and serve the wider site. Adjoining the site on its eastern side is land which is subject of active interest for housing development, raising the possibility that access points may be established to link into this site. With the site part of Ilkeston inset from the Green Belt, housing development proposals would generally be seen favourably on the proviso that policies concerning design, access and scale were conformed with. Despite this, no recent promotion of the site for housing development has been made to the Council by site owner(s). This indicates that no current desire exists to explore the potential for residential development at this location, making the site unavailable for housing. Taking account of the factors, it is highly unlikely that residential development will be achievable in the time period this SHLAA covers.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 347: Trefoil House and Grounds, Dale View

Site information:

| Category | Answer |
|--|--|
| Site name | Trefoil House and Grounds, Dale View |
| Sub area | Ilkeston |
| Ward | Little Hallam |
| Parish | Unparished |
| Easting | 446368 |
| Northing | 341173 |
| Existing use | Community Centre and changing facilities for adjacent playing fields |
| Surrounding land use(s) | Playing fields and 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) | 5 |
| Site area (hectares) | 0.13ha |
| Density | 38.46 |

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 | Yes |
| Utilities | No |
| Highways and access | No |
| Coal referral area | Yes |
| Ownership issues | Yes |
| Overcoming constraints | <p>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.</p> <p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before a planning permission can be granted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p> |

Assessment conclusions:

| Category | Answer |
|---------------------------|---|
| Suitability | No |
| Availability | No |
| Achievability | No |
| Assessment conclusion | <p>This facility is regularly used for guiding activities demonstrating its contribution to the local community. Used and hired by other local groups, Trefoil House is an important asset to this part of Ilkeston and plays a role in social cohesion and giving local groups a place to meet. A new sports pavillion has recently been constructed immediately west which serves the sports pitches, so the land Trefoil House stands on is limited in size and would be isolated away from the nearest public highway.</p> <p>Due to its community role, it is deemed that the site is not suitable to accommodate new housing. Additionally, no promotion of the site from its current site owner(s) has been made to the Council to explore the potential for housing delivery at this location. This indicates that the site is not available to accommodate new housing. Considering all stated factors, it is not expected that residential development will be achievable at this site over the period covered by this SHLAA.</p> |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 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 371: Land at Sowbrook Lane, Ilkeston

Site information:

| Category | Answer |
|--|--|
| Site name | Land at Sowbrook Lane, Ilkeston |
| Sub area | Ilkeston |
| Ward | Kirk Hallam and Stanton by Dale |
| Parish | Unparished |
| Easting | 446385 |
| Northing | 339347 |
| Existing use | Agricultural land |
| Surrounding land use(s) | Electricity sub-station, Nutbrook Canal, residential and Stanton North employment site |
| 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) | 196 |
| Site area (hectares) | 9.86ha |
| 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 | No |
| Heritage assets | Yes |
| Ecology | Yes |
| Agricultural land | Grade 4 (Poor) |
| Flood zone | 2 |
| Air quality | No |
| Land contamination | No |
| Utilities | No |
| Highways and access | Yes |
| Coal referral area | Yes |
| Ownership issues | No |
| Overcoming constraints | |

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 isolated location and remote positioning away from key local services makes land unsuitable for housing. |
| 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 31 st 2022 | 0 |
| Units remaining as at March 31 st 2022 | 196 |

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 |