

Site 1: 24 Cannock Way, Long Eaton

Site information:

Category	Answer
Site name	24 Cannock Way, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449955
Northing	333229
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)	0.03ha
Density	33.33

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0713/0046
Planning application type	Full
Lapse date	27.08.2016
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 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	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 7: Former Long Eaton Ambulance Station, Briar Gate

Site information:

Category	Answer
Site name	Former Long Eaton Ambulance Station, Briar Gate
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447696
Northing	334459
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)	15
Site area (hectares)	0.315ha
Density	47.61

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0311/0028
Planning application type	Full
Lapse date	12.05.2014
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	15

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

Year	Number of units
2022-23	8
2023-24	7
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 9: Gas Street Industrial Estate & Cross Street

Site information:

Category	Answer
Site name	Gas Street Industrial Estate & Cross Street
Sub area	Long Eaton
Ward	Sandiacre
Parish	Unparished
Easting	448090
Northing	336636
Existing use	Industrial premises and associated car park
Surrounding land use(s)	Residential, watercourses (Erewash Canal & River Erewash) and open space
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)	53
Site area (hectares)	1.1ha
Density	48.18

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0920/0050
Planning application type	Pending
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	Not applicable
Overcoming constraints	Whilst the site does not currently benefit from planning permission (an application is currently being determined), the Borough Council are currently finalising details of a s106 agreement with the applicants and there is a willingness to approve housing on this site.

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	As described in the constraints section, discussions to finalise a s106 are currently occurring and it is envisaged that the application is to be determined and approval granted imminently.
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	53

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

Year	Number of units
2022-23	0
2023-24	0
2024-25	28
2025-26	25
2026-27	0
2027-onwards	0

Site 10: Land adj. to Bridge St & Erewash Canal

Site information:

Category	Answer
Site name	Land adj. to Bridge St & Erewash Canal
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448742
Northing	334375
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	Medium
Dwelling capacity (net)	12
Site area (hectares)	0.2ha
Density	60

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0819/0039
Planning application type	Full
Lapse date	04.10.2022
Type of development	New build
Construction status	Started

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Not applicable
Overcoming constraints	With the site benefitting from planning permission, it is considered any 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	4
Units remaining as at March 31 st 2022	8

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

Year	Number of units
2022-23	8
2023-24	0
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 11: Land to the rear of 547 Tamworth Road, Sawley, Derbyshire

Site information:

Category	Answer
Site name	Land to the rear of 547 Tamworth Road, Sawley, Derbyshire
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447837
Northing	331794
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)	0.03ha
Density	33.33

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1216/0033
Planning application type	Full
Lapse date	06.03.2020
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	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 16: Sandford Works, 53 Cobden Street, Long Eaton

Site information:

Category	Answer
Site name	Sandford Works, 53 Cobden Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449046
Northing	333130
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	3
Site area (hectares)	0.045ha
Density	66.66

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0518/0018
Planning application type	Full
Lapse date	06.09.2021
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	3

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

Year	Number of units
2022-23	2
2023-24	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 20: 73-75 Main Street, Long Eaton, Derbyshire, NG10 1GW

Site information:

Category	Answer
Site name	73-75 Main Street, Long Eaton, Derbyshire, NG10 1GW
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449422
Northing	333407
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)	0.011ha
Density	87.71

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0817/0064
Planning application type	Full
Lapse date	02.03.2021
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 21: 255 Tamworth Road, Long Eaton, Derbyshire, NG10 1AS

Site information:

Category	Answer
Site name	255 Tamworth Road, Long Eaton, Derbyshire, NG10 1AS
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448580
Northing	332692
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)	0.029ha
Density	33.44

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0617/0017
Planning application type	Full
Lapse date	28.07.2020
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 23: 123-125 Derby Road, Long Eaton

Site information:

Category	Answer
Site name	123-125 Derby Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448692
Northing	333933
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	3
Site area (hectares)	0.024ha
Density	125

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0117/0009
Planning application type	Full
Lapse date	13.02.2020
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	3

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

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

Site 26: 27-29 Station Road, Long Eaton

Site information:

Category	Answer
Site name	27-29 Station Road, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449576
Northing	333506
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)	0.012ha
Density	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0122/0010
Planning application type	Full
Lapse date	25.02.2025
Type of development	New build
Construction status	Granted

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 27: 10-12 Gibb Street, Long Eaton

Site information:

Category	Answer
Site name	10-12 Gibb Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449283
Northing	333440
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)	6
Site area (hectares)	0.035ha
Density	169.0

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0119/0039
Planning application type	Full
Lapse date	13.05.2022
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	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 29: The Old Stables, 2a Westminster Avenue, Sandiacre

Site information:

Category	Answer
Site name	The Old Stables, 2a Westminster Avenue, Sandiacre
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	448066
Northing	336396
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)	0.024ha
Density	200

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0718/0051
Planning application type	Full
Lapse date	29.05.2022
Type of development	Change of use and demolition to create 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 32: 2 Petersham Road, Long Eaton

Site information:

Category	Answer
Site name	2 Petersham Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447550
Northing	334220
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)	0.02ha
Density	50

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0519/0009
Planning application type	Full
Lapse date	24.06.2022
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 38: Land north west of 31 Cornwall Drive, Long Eaton

Site information:

Category	Answer
Site name	Land north west of 31 Cornwall Drive, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450211
Northing	333755
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)	0.026ha
Density	38.22

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0719/0013
Planning application type	Full
Lapse date	04.09.2022
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 39: 39 Wharfedale Road, Long Eaton

Site information:

Category	Answer
Site name	39 Wharfedale Road, Long Eaton
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	447313
Northing	332571
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)	0.006ha
Density	156.2

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0819/0004
Planning application type	Prior notification
Lapse date	12.09.2022
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	1
2023-24	0
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 43: Car and Lorry Park, Bridge Street, Long Eaton

Site information:

Category	Answer
Site name	Car and Lorry Park, Bridge Street, Long Eaton
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448742
Northing	334375
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	12
Site area (hectares)	0.197ha
Density	60.82

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0819/0039
Planning application type	Full
Lapse date	04.10.2022
Type of development	New build
Construction status	Started

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	4
Units remaining as at March 31 st 2022	8

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

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

Site 46: 40 Laurel Crescent, Long Eaton

Site information:

Category	Answer
Site name	40 Laurel Crescent, Long Eaton
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448188
Northing	332835
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)	0.049ha
Density	20.40

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0919/0046
Planning application type	Full
Lapse date	20.11.2022
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	0
2023-24	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 47: Eaton Court, High Street, Long Eaton

Site information:

Category	Answer
Site name	Eaton Court, High Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449421
Northing	333498
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)	22
Site area (hectares)	0.12ha
Density	183.3

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0819/0051
Planning application type	Full
Lapse date	20.12.2022
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	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	12
2023-24	10
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 48: 12 Grange Road, Long Eaton

Site information:

Category	Answer
Site name	12 Grange Road, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450008
Northing	333833
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	50

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0919/0032
Planning application type	Outline
Lapse date	06.12.2022
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	0
2023-24	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 51: 78 Parkside Avenue, Long Eaton

Site information:

Category	Answer
Site name	78 Parkside Avenue, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447991
Northing	333720
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)	0.122ha
Density	8.169

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1019/0045
Planning application type	Outline
Lapse date	16.01.2023
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 52: Joshua House, West Gate, Long Eaton

Site information:

Category	Answer
Site name	Joshua House, West Gate, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449346
Northing	333415
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)	13
Site area (hectares)	0.044ha
Density	295.4

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0118/0043
Planning application type	Full
Lapse date	11.02.2023
Type of development	New build, subdivision and 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	13

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

Year	Number of units
2022-23	0
2023-24	7
2024-25	6
2025-26	0
2026-27	0
2027-onwards	0

Site 53: 272 College Street, Long Eaton

Site information:

Category	Answer
Site name	272 College Street, Long Eaton
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448090
Northing	334915
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)	0.026ha
Density	188.6

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0719/0036
Planning application type	Full
Lapse date	17.02.2023
Type of development	New build
Construction status	Granted

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 64: 203 Tamworth Road, Long Eaton

Site information:

Category	Answer
Site name	203 Tamworth Road, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448717
Northing	332897
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)	0.047ha
Density	21.22

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0220/0024
Planning application type	Full
Lapse date	21.05.2023
Type of development	Change of use
Construction status	Granted

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	2
2023-24	0
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 71: Land west of 206 Draycott Road, Sawley

Site information:

Category	Answer
Site name	Land west of 206 Draycott Road, Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	446691
Northing	332146
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	2
Site area (hectares)	0.118ha
Density	16.93

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1119/0037
Planning application type	Full
Lapse date	18.06.2023
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	2

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

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

Site 72: Land west of 94 Longmoor Road, Long Eaton

Site information:

Category	Answer
Site name	Land west of 94 Longmoor Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447467
Northing	334962
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)	0.068ha
Density	14.70

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0620/0002
Planning application type	Outline
Lapse date	21.07.2023
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	0
2023-24	0
2024-25	1
2025-26	0
2026-27	0
2027-onwards	0

Site 73: Land north east of 275 Bostocks Lane, Sandiacre

Site information:

Category	Answer
Site name	Land north east of 275 Bostocks Lane, Sandiacre
Sub area	Long Eaton
Ward	Derby Road West
Parish	Sandiacre
Easting	447345
Northing	335134
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	1
Site area (hectares)	0.005ha
Density	200

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0620/0013
Planning application type	Full
Lapse date	27.07.2023
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 75: Former Britannia and Portland Mills, Bennett Street, Long Eaton

Site information:

Category	Answer
Site name	Former Britannia and Portland Mills, Bennett Street, Long Eaton
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448588
Northing	334515
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)	109
Site area (hectares)	1.86ha
Density	58.60

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0120/0069
Planning application type	Reserved matters
Lapse date	13.08.2022
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	109

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

Year	Number of units
2022-23	40
2023-24	35
2024-25	34
2025-26	0
2026-27	0
2027-onwards	0

Site 79: St John Ambulance, St Johns Street, Long Eaton

Site information:

Category	Answer
Site name	St John Ambulance, St Johns Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448907
Northing	333073
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)	0.075ha
Density	66.31

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0420/0024
Planning application type	Full
Lapse date	13.08.2023
Type of development	New build and 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	3
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	3
2023-24	2
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 80: Suite A, Above 7-13 High Street, Long Eaton

Site information:

Category	Answer
Site name	Suite A, Above 7-13 High Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449397
Northing	333472
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)	0.045ha
Density	132.1

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0620/0057
Planning application type	Full
Lapse date	17.08.2023
Type of development	Change of use and 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	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 81: Parklands Connexion, Stanhope Street

Site information:

Category	Answer
Site name	Parklands Connexion, Stanhope Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448783
Northing	333821
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)	13
Site area (hectares)	0.079ha
Density	163.9

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0819/0012
Planning application type	Full
Lapse date	09.09.2023
Type of development	Change of use
Construction status	Granted

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	13

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

Year	Number of units
2022-23	0
2023-24	7
2024-25	6
2025-26	0
2026-27	0
2027-onwards	0

Site 82: Land west of 103-109 Collingwood Road, Long Eaton

Site information:

Category	Answer
Site name	Land west of 103-109 Collingwood Road, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449020
Northing	332549
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)	7
Site area (hectares)	0.169ha
Density	41.39

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0320/0035
Planning application type	Full
Lapse date	05.10.2023
Type of development	New build
Construction status	Started

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	7

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

Year	Number of units
2022-23	4
2023-24	3
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 84: 4 Haslemere Road, Long Eaton

Site information:

Category	Answer
Site name	4 Haslemere Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447910
Northing	333778
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)	0.05ha
Density	20

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1121/0053
Planning application type	Reserved matters
Lapse date	13.11.2023
Type of development	New build
Construction status	Started

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 87: 111 Nottingham Road, Long Eaton

Site information:

Category	Answer
Site name	111 Nottingham Road, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450125
Northing	333968
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)	10
Site area (hectares)	0.159ha
Density	62.57

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0520/0010
Planning application type	Full
Lapse date	03.12.2023
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	2
Units remaining as at March 31 st 2022	8

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

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

Site 89: 354 Tamworth Road, Sawley

Site information:

Category	Answer
Site name	354 Tamworth Road, Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447240
Northing	331489
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)	7
Site area (hectares)	0.075ha
Density	93.33

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0220/0015
Planning application type	Outline
Lapse date	07.01.2024
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	7

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

Year	Number of units
2022-23	0
2023-24	0
2024-25	4
2025-26	3
2026-27	0
2027-onwards	0

Site 91: 128 Nottingham Road, Long Eaton

Site information:

Category	Answer
Site name	128 Nottingham Road, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450109
Northing	333902
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0720/0021
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	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 92: 108A Travers Road, Sandiacre

Site information:

Category	Answer
Site name	108A Travers Road, Sandiacre
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447496
Northing	336800
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)	0.016ha
Density	60.86

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0920/0009
Planning application type	Full
Lapse date	21.01.2024
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 102: 37a Wharfedale Road, Long Eaton

Site information:

Category	Answer
Site name	37a Wharfedale Road, Long Eaton
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	447311
Northing	332559
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)	0.028ha
Density	69.20

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0121/0036
Planning application type	Full
Lapse date	15.04.2024
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	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 107: 2 Cleveland Avenue, Long Eaton

Site information:

Category	Answer
Site name	2 Cleveland Avenue, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449792
Northing	333981
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	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	1
Site area (hectares)	0.051ha
Density	19.40

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1120/0076
Planning application type	Full
Lapse date	23.04.2024
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	0
2023-24	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 110: 33 Stafford Street, Long Eaton

Site information:

Category	Answer
Site name	33 Stafford Street, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449993
Northing	333540
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)	0.062ha
Density	16.05

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1120/0039
Planning application type	Full
Lapse date	14.05.2024
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	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 112: 56 Windermere Road, Long Eaton

Site information:

Category	Answer
Site name	56 Windermere Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447669
Northing	334797
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)	0.01ha
Density	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0221/0055
Planning application type	Full
Lapse date	29.06.2024
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	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 117: 5 Bracken Close, Long Eaton

Site information:

Category	Answer
Site name	5 Bracken Close, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447562
Northing	334328
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	2
Site area (hectares)	0.042ha
Density	46.83

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1220/0061
Planning application type	Full
Lapse date	16.07.2024
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	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	1
2025-26	0
2026-27	0
2027-onwards	0

Site 118: Land east of 16 Mannion Crescent, Sawley

Site information:

Category	Answer
Site name	Land east of 16 Mannion Crescent, Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447734
Northing	332197
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)	0.03ha
Density	33.33

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0121/0022
Planning application type	Full
Lapse date	16.08.2024
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	0
2023-24	1
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 120: Brennans, Regent Street, Long Eaton

Site information:

Category	Answer
Site name	Brennans, Regent Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449064
Northing	333742
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)	0.048ha
Density	184.0

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0621/0049
Planning application type	Full
Lapse date	12.08.2024
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	9

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

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

Site 123: 29 Beaconsfield Street, Long Eaton

Site information:

Category	Answer
Site name	29 Beaconsfield Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449109
Northing	333469
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)	7
Site area (hectares)	0.030ha
Density	300

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0221/0006
Planning application type	Full
Lapse date	27.09.2024
Type of development	New build
Construction status	Granted

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	7

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

Year	Number of units
2022-23	0
2023-24	4
2024-25	3
2025-26	0
2026-27	0
2027-onwards	0

Site 126: Land rear of 67-71 Wilne Road

Site information:

Category	Answer
Site name	Land rear of 67-71 Wilne Road
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447017
Northing	331650
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	2
Site area (hectares)	0.054ha
Density	36.95

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0721/0010
Planning application type	Full
Lapse date	08.09.2024
Type of development	New build
Construction status	Started

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 129: 25 Beaconsfield Street, Long Eaton

Site information:

Category	Answer
Site name	25 Beaconsfield Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449128
Northing	333469
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	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0821/0062
Planning application type	Prior notification
Lapse date	20.10.2024
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	1
2023-24	0
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 130: Land South East of 2 Haslemere Road, Long Eaton

Site information:

Category	Answer
Site name	Land South East of 2 Haslemere Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447925
Northing	333735
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)	0.142ha
Density	7.017

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0921/0018
Planning application type	Outline
Lapse date	21.10.2024
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	0
2024-25	1
2025-26	0
2026-27	0
2027-onwards	0

Site 133: 2 Ellerslie Grove, Sandiacre

Site information:

Category	Answer
Site name	2 Ellerslie Grove, Sandiacre
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447394
Northing	336205
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	1
Site area (hectares)	0.048ha
Density	20.70

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0321/0082
Planning application type	Full
Lapse date	10.11.2024
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 134: 14 Briar Gate, Long Eaton

Site information:

Category	Answer
Site name	14 Briar Gate, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	448021
Northing	334095
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)	0.033ha
Density	30.30

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0521/0035
Planning application type	Full
Lapse date	11.11.2024
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	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 136: 35-37 Market Place, Long Eaton

Site information:

Category	Answer
Site name	35-37 Market Place, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449112
Northing	333636
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)	0.035ha
Density	57.14

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0721/0041
Planning application type	Full
Lapse date	10.11.2024
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	3
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 137: Buzz Bar (former) 23 High Street, Long Eaton

Site information:

Category	Answer
Site name	Buzz Bar (former) 23 High Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449368
Northing	333472
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)	0.036ha
Density	163.9

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0921/0039
Planning application type	Full
Lapse date	05.11.2024
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	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 139: 6 Station Road, Sandiacre

Site information:

Category	Answer
Site name	6 Station Road, Sandiacre
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447995
Northing	336385
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)	0.006ha
Density	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0921/0068
Planning application type	Full
Lapse date	08.11.2024
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	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 148: 449 Tamworth Road, Sawley

Site information:

Category	Answer
Site name	449 Tamworth Road, Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	448099
Northing	332134
Existing use	Not applicable as site has planning permission.
Surrounding land use(s)	Not applicable as site has planning permission.
Site source	Windfall
Year site added to SHLAA	2022
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0820/0034
Planning application type	Full
Lapse date	10.12.2023
Type of development	Change of use
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Not applicable
Overcoming constraints	With the site benefitting from planning permission, 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 155: Area of Garages off Longmoor Gardens

Site information:

Category	Answer
Site name	Area of Garages off Longmoor Gardens
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447452
Northing	334769
Existing use	Garages and off-street 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)	0.12ha
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	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	It is unknown if the owner of the land is wanting to develop the site. The site serves an amenity function to adjacent houses, and its loss may lead to additional on-street parking.

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	Due primarily to the ownership issues, this site has been assessed as non-deliverable and developable. The site also plays a notable role in restricting on-street parking, so the loss of this facility would see more vehicles parking on local roads lessening highway safety.
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 156: Clifton Avenue Industrial Area

Site information:

Category	Answer
Site name	Clifton Avenue Industrial Area
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449947
Northing	333120
Existing use	Industrial/storage yards
Surrounding land use(s)	Mixture of industrial land 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	Small
Dwelling capacity (net)	6
Site area (hectares)	0.46ha
Density	13

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	Yes
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 need to support any future planning application.</p> <p>Air quality issues will be addressed with Environmental Health in the event of any future planning application.</p> <p>Consideration must be given to methods of mitigating the enhanced level of flood risk arising as a result of development.</p> <p>The site owner is unknown. The owner must be supportive for it to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>Due to ownership issues, along with the constraints listed, this site is considered non-deliverable and developable. Despite the industrial facilities as a whole being low in quality, this area contains uses which require adequate separation from residential areas so the industrial estate plays an important role in providing the correct setting for such industrial activities.</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 157: 1 Sycamore Crescent

Site information:

Category	Answer
Site name	1 Sycamore Crescent
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447400
Northing	337135
Existing use	Private domestic garden
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)	0.02ha
Density	50

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0517/0058
Planning application type	Refused
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	Consideration of the reasons for refusal of the previous permission should be given in order to resubmit an application for development which addresses the LPAs concerns.

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	Yes
Assessment conclusion	This site is considered to be developable as there are no major constraints preventing development. Issues surrounding the design of the development were the main constraint when an application was previously submitted and refused. However, it is unknown if the owner(s) is still interested in developing this land for a single residential unit.
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	1

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

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

Site 160: Land at end of Barton Road

Site information:

Category	Answer
Site name	Land at end of Barton Road
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450250
Northing	333050
Existing use	Open storage yard
Surrounding land use(s)	Industrial premises, railway 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	Small
Dwelling capacity (net)	6
Site area (hectares)	0.11ha
Density	55

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0905/0081
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	2
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 the 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. 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>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>Consideration to be given as to the reasons the site has not been developed previously.</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>Since the 2019 SHLAA, the site was subject of a permission granted (ERE/0319/0052) for an open storage yard operating as a B8 activity. This use has now been implemented, so the prospects for residential development are now extremely minimal. This has resulted 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 162: Meadowmeads & adj. employment premises

Site information:

Category	Answer
Site name	Meadowmeads & adj. employment premises
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448865
Northing	333563
Existing use	Factory
Surrounding land use(s)	Erewash Canal (Long Eaton Lock), electricity sub-station 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)	50
Site area (hectares)	0.67ha
Density	75

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
Air quality	No
Land contamination	Yes
Utilities	Yes
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 establishing 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>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 in this instance sees the Grade II listed Long Eaton Lock adjacent to the west of 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 benefits of housing on this site must be weighed up against the competing land uses before planning permission can be granted.</p> <p>The presence of electricity infrastructure adjoining the site would require reconfiguration to ensure it is developable.</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	These premises and units contribute to the industrial character of the town, with their canalside location giving the site prominence along a key waterway. With the premises currently occupied by various uses and no active promotion of the site for housing, this confirms that any site redevelopment should be seen very much as a longer-term opportunity. Significant investment via the Town Deal will bring regeneration opportunities, and locations along the town's Green Infrastructure network could be unlocked through a combination of private and public funding. The site sits within the Long Eaton Lace Factories conservation area, with several parts of the site on the Local Interest List and an adjoining listed lock. Such assets will have a bearing on longer-term development within Long Eaton, although the waterside corridor will undoubtedly be the focus for regeneration. However, the aging premises on-site may start to prove economically difficult to maintain in future years meaning redevelopment may well be considered towards the end of the period covered by this SHLAA.
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	50

Site 163: Trent Business Centre, Canal Street

Site information:

Category	Answer
Site name	Trent Business Centre, Canal Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448512
Northing	334526
Existing use	Business premises
Surrounding land use(s)	Employment 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)	15
Site area (hectares)	0.37ha
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	2
Air quality	No
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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</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 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>This facility provides for a series of small business and industrial units (around 60 in total) and currently enjoys strong levels of occupancy. The site sits within a part of Long Eaton which is undergoing a transition from one which previously was heavily industrial in character, but which now increasingly is playing a residential purpose with new homes under construction at the former Wade Springs site and strong development interest in the adjoining Wellington Mill complex. New housing in this part of Long Eaton would generally be considered suitable, given it is on brownfield land and part of the main built-up area.</p> <p>However, with no active promotion of the site from its owner(s) then the land is not considered available, although redevelopment towards the very end of the period of the SHLAA if investment in keeping premises modernised failed to materialise would see the site deemed as achievable and developable.</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 164: Wellington Mills, Wellington Street

Site information:

Category	Answer
Site name	Wellington Mills, Wellington Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448462
Northing	334538
Existing use	Disused Mill premises and active timber yard
Surrounding land use(s)	Employment 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)	41
Site area (hectares)	0.7ha
Density	58

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0721/0027
Planning application type	Full
Lapse date	Refused
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	2
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</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	Yes
Availability	Yes
Achievability	No
Assessment conclusion	<p>ERE/0721/0027 proposed 41 units with this being refused by the Council. This largely centred around the scheme's poor design and layout, with notable difficulties in providing sufficient outdoor space. It is expected that the site promoter will be submitting a revised scheme in the near future to address the reasons for refusal. The principle of the site's redevelopment for housing is largely accepted, with the Council hopeful of a revised scheme which addresses concerns around layout and design. However, the site cannot be seen as deliverable at this stage with no planning consent currently in place for new housing.</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	41

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	41

Site 166: West End Mills, Leopold Street

Site information:

Category	Answer
Site name	West End Mills, Leopold Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448840
Northing	333775
Existing use	Active employment premises
Surrounding land use(s)	Employment, residential and 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)	60
Site area (hectares)	0.36ha
Density	167

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	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
Air quality	No
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 an application. 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 in this case sees West End Mills and adjacent buildings on the Local Interest list. Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted. 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	An imposing four-storey Mill building, this facility caters for a diverse range of employment needs with a large number of studio and office units. The scale of the building and its proximity to the town centre offer potential for a future conversion, recognising the need to safeguard an iconic part of the town's post-industrial landscape with the mill on the adopted Local Interest List. At present, occupancy levels are strong and with no active site promotion to the Council for a non-employment use then the building is assumed to be unavailable for housing development. With West End Mills offering a sizeable amount of floorspace, its loss would have a detrimental impact on the town's economic performance and displace a number of local businesses. However, notwithstanding its economic importance, the building will increasingly deteriorate in condition without major investment which points towards a longer-term plan to deliver housing here, even if this forms only a smaller part of the Mill building. For this reason, the site has been assessed as being developable.
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	60

Site 167: Work Premises on Chapel Street

Site information:

Category	Answer
Site name	Work Premises on Chapel Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449358
Northing	333282
Existing use	Works premises
Surrounding land use(s)	Employment, residential and public car park
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)	0.18ha
Density	83

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	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 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>Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment - the building is on the Council's Adopted List.</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>The Walker Industrial Centre comprises several units in functional industrial premises on the southern edge of Long Eaton town centre. With occupancy rates strong, this demonstrates a continued demand for such premises. Despite the facilities appearing to be slightly aged in appearance and condition, the level of demand shows such premises contribute to the local economy. Their location on the fringes of the town centre may bring development pressures, particularly as a result of wider Town Deal investment in Long Eaton. Without any active site housing redevelopment promotion by an owner(s) the assessment concludes the site is unavailable - but due to its brownfield status and aging condition of premises, the site is felt to be suitable and housing achievable in the longer-term leading to the assessment of being developable.</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 169: Works premises on Bonsall Street

Site information:

Category	Answer
Site name	Works premises on Bonsall Street
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449440
Northing	333794
Existing use	Industrial premises
Surrounding land use(s)	Industrial uses, residential 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)	10
Site area (hectares)	0.31ha
Density	32

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</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 surrounding land uses before planning permission can be granted.</p> <p>The site owner has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> <p>This site is within close vicinity to the planned development of HS2. However, with major changes to the project it is unknown as to whether the site will remain affected by HS2.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>An active industrial premise situated between Bonsall Street and Conway Road, these facilities have housed the TecQuipment company since the 1970s who have made the building its global HQ. A functional brick building appears to be in reasonable condition and is not in need of modernisation.</p> <p>With the present occupant's long-term commitment to the premises, it is extremely unlikely that a relocation would occur prompting the availability of the land for alternative uses. As a consequence, the site is considered 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	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 174: Private garages and parking off Fields Farm Road

Site information:

Category	Answer
Site name	Private garages and parking off Fields Farm Road
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448276
Northing	332224
Existing use	Private car parking/car wash facility
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)	4
Site area (hectares)	0.13ha
Density	31

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	2
Air quality	No
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 an application. 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 residential development for the site to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	Yes
Assessment conclusion	<p>Currently operating as a car wash and valet operation, the site has seen a number of minor structures developed as part of the car wash business - this includes a small portakabin office. With an active car wash business operating from the site, it is not able to demonstrate that it is currently available for new residential development. It is however in an area where housing would in principle be acceptable, ensuring that the site is considered suitable. Site redevelopment prospects are very much long-term, so whilst the site itself could be reconfigured relatively quickly, it is likely that any redevelopment would occur towards the latter end the period covered by this SHLAA.</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	4

Site 175: Factory and premises, Oakleys Mill, Oakleys Rd

Site information:

Category	Answer
Site name	Factory and premises, Oakleys Mill, Oakleys Rd
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449375
Northing	333010
Existing use	Cleared and vacant former industrial site
Surrounding land use(s)	Residential and light industrial/leisure uses
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)	46
Site area (hectares)	1.02ha
Density	45

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0120/0049
Planning application type	Pending
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	2
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. 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>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	No
Assessment conclusion	<p>An application seeking outline permission for residential development on this site is pending. With the site having been cleared for a considerable amount of time, the Council is keen to see residential development occur at this location and the re-use of brownfield land close to Long Eaton town centre.</p> <p>However, the lack of planning consent means the site cannot be considered deliverable.</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	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	46

Site 176: Land rear of 461 Tamworth Road

Site information:

Category	Answer
Site name	Land rear of 461 Tamworth Road
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	448066
Northing	332088
Existing use	Domestic curtilage/garden land
Surrounding land use(s)	Residential, commercial and school uses
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)	0.02ha
Density	50

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0316/0071
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	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Consideration to be given as to the reasons the site was previous refused for planning permission, with scope to explore variations to the scheme promoted through ERE/0316/0071 to make it more acceptable in planning terms.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available and the Council are unaware of whether the same owner(s) who previously sought planning permission are still present.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	Yes
Assessment conclusion	<p>Whilst planning permission for a single dwelling was refused in 2016, it is believed that a revised scheme which addressed the reasons for refusal would be acceptable to the Borough Council. However, the site's current owner(s) are unknown so an imminent application is unlikely. All other policy considerations are considered in conformity with the principle of new build given the site's urban setting.</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	1

Site 180: 12 Charles Avenue

Site information:

Category	Answer
Site name	12 Charles Avenue
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447859
Northing	336877
Existing use	Domestic curtilage/garden land
Surrounding land use(s)	Residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1206/0027
Planning application type	Lapsed
Lapse date	07.02.2010
Type of development	New build
Construction status	Lapsed

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 183: 140 Stanton Road

Site information:

Category	Answer
Site name	140 Stanton Road
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447258
Northing	337082
Existing use	Domestic curtilage/garden land
Surrounding land use(s)	Residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0406/0094
Planning application type	Lapsed
Lapse date	19.07.2009
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	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 187: 22 Wellington Street

Site information:

Category	Answer
Site name	22 Wellington Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448459
Northing	334117
Existing use	Residential property and domestic curtilage
Surrounding land use(s)	Residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	3
Site area (hectares)	0.04ha
Density	75

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0805/0096
Planning application type	Lapsed
Lapse date	26.10.2008
Type of development	New build
Construction status	Lapsed

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 188: 227 Derby Road

Site information:

Category	Answer
Site name	227 Derby Road
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447941
Northing	333875
Existing use	Domestic curtilage and garden area
Surrounding land use(s)	Residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0812/0031
Planning application type	Lapsed
Lapse date	25.10.2015
Type of development	New build
Construction status	Lapsed

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 190: 302 Wilsthorpe Road, Long Eaton

Site information:

Category	Answer
Site name	302 Wilsthorpe Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447753
Northing	333382
Existing use	Former public convenience block
Surrounding land use(s)	Residential and park grounds
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)	0.1ha
Density	10

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0316/0006
Planning application type	Lapsed
Lapse date	05.05.2019
Type of development	Mixed
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
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	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 195: 48 Thoresby Road

Site information:

Category	Answer
Site name	48 Thoresby Road
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448083
Northing	333000
Existing use	Residential property and domestic curtilage
Surrounding land use(s)	Residential and recreational land (West Park)
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0906/0061
Planning application type	Lapsed
Lapse date	01.12.2009
Type of development	New build
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
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	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 202: 1A Meadow Lane, Long Eaton, Derbyshire

Site information:

Category	Answer
Site name	1A Meadow Lane, Long Eaton, Derbyshire
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449676
Northing	333166
Existing use	Domestic curtilage of 1A Meadow Lane
Surrounding land use(s)	Residential, off-street garages 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	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/)	0116/0018
Planning application type	Lapsed
Lapse date	04.03.2019
Type of development	New build
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development. However, with the granting of planning consent, this has demonstrated that the issue can be addressed satisfactorily.</p> <p>This site is directly affected by the development of HS2 as it sits within its Safeguarding area and consequently the implementation of housing provision of this site is compromised. Anticipated impacts of HS2 to the site included demolition, re-configuration of surrounding infrastructure (including current railway and proposed viaduct) and access. However, the recent Government announcement on the future of HS2 through Erewash means the site may be free of constraints in the near future.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>With the permission for 2 new dwellings north of 1A Meadow Lane now having lapsed, this affects delivery prospects. The lapsing of consent is mainly thought to be because of the site's location inside the HS2 safeguarding corridor. With the HS2 scheme north of East Midlands Parkway under review, any downgrading may allow the site to be freed of HS2-related constraints - although a new permission will need to be submitted and approved before new housing can be developed.</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	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 204: Land rear to 161 College Street

Site information:

Category	Answer
Site name	Land rear to 161 College Street
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	448181
Northing	334607
Existing use	Domestic garden land
Surrounding land use(s)	Residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0211/0012
Planning application type	Lapsed
Lapse date	29.03.2014
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	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 206: Land South of 25-29 Manchester Street

Site information:

Category	Answer
Site name	Land South of 25-29 Manchester Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448820
Northing	332726
Existing use	Domestic garden land
Surrounding land use(s)	Residential and playing field
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1111/0041
Planning application type	Lapsed
Lapse date	08.02.2015
Type of development	New build
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
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	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 213: Car repair business on Nottingham Road

Site information:

Category	Answer
Site name	Car repair business on Nottingham Road
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449577
Northing	333896
Existing use	Motor servicing and repair facility
Surrounding land use(s)	Vacant site (with consent for retail), residential 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)	15
Site area (hectares)	0.43ha
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	2
Air quality	No
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 an application with the site enclosed between an active railway line and a site with consent for retail uses.</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	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>The site currently trades as a Kwik Fit premise. Consent has now been given for the neighbouring site to its east for a Lidl store with a Wickes DIY facility elsewhere on the site. When implemented this will enclose the site between an active railway line and an out-of-centre retail facility. With the current Kwik Fit premise open, it is expected that the site's current use will continue. However, when the adjacent site is redeveloped, there may be development pressures created as a result of a modern scheme. As the site is brownfield and on a busy arterial route into Long Eaton Town Centre, redevelopment for residential development is considered suitable - but the lack of availability and the unlikelihood of housing materialising in a 15-year period means this site has been assessed as non-deliverable and developable.</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 215: Warehousing and Industrial Premises on New Tythe Street

Site information:

Category	Answer
Site name	Warehousing and Industrial Premises on New Tythe Street
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449460
Northing	333397
Existing use	Employment units
Surrounding land use(s)	Residential, 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	Large
Dwelling capacity (net)	50
Site area (hectares)	1.31ha
Density	38

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	2
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>This site is directly affected by the development of HS2 and consequently the future viability of housing provision of this site could be compromised - although the recent announcement concerning the Eastern Leg of HS2 may remove this site from the safeguarded zone. Anticipated impacts of HS2 to the site were set to include demolition.</p> <p>Early engagement with Planning and Environmental Health departments would be 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 planning application.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Given the site is an active employment zone with recent permissions granted to consolidate these uses, 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 Government's recent decision on the future of the Eastern Leg of HS2 north of East Midlands Parkway has signalled that land previously safeguarded within a corridor the line was set to follow will now be free of restrictions. Despite this, the site in question accommodates active employment uses so is not currently suitable or available to provide for new housing. The aging condition of stock does cast doubt on the longevity of employment activities at the on-site premises ensuring that it is rated as having scope to deliver new housing beyond the SHLAA's 15-year time horizon if investment in modernisation in the facilities is not seen as desirable.</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 218: Land north of 5 Roosevelt Avenue, Sawley

Site information:

Category	Answer
Site name	Land north of 5 Roosevelt Avenue, Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	448154
Northing	332145
Existing use	Overgrown, vacant parcel of land
Surrounding land use(s)	Residential and railway line
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)	0.04ha
Density	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0417/0050
Planning application type	Lapsed
Lapse date	30.08.2021
Type of development	New build
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	2
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	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 222: 9 Broad Street, Long Eaton

Site information:

Category	Answer
Site name	9 Broad Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448909
Northing	333449
Existing use	Glazing factory and business premises
Surrounding land use(s)	Residential, church hall and watercourse (Golden Brook)
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)	0.14ha
Density	86

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	0417/0027
Planning application type	Lapsed
Lapse date	25.05.2021
Type of development	New build
Construction status	Lapsed

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	2
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. The premises continue to accommodate an operating glazing company as of March 2022. 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	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 229: 94 Derby Road, Long Eaton

Site information:

Category	Answer
Site name	94 Derby Road, Long Eaton
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448583
Northing	334021
Existing use	Hair salon business
Surrounding land use(s)	Residential, public house and community centre
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/)	0115/0034
Planning application type	Lapsed
Lapse date	10.03.2018
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. The premises continue to accommodate an operational hair salon as of March 2022 which casts doubt on the prospects of any resubmission of an application for new housing at the address. 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 234: 40-46 High Street, Long Eaton

Site information:

Category	Answer
Site name	40-46 High Street, Long Eaton
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449261
Northing	333531
Existing use	Ancillary space for ground floor retail premise
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)	4
Site area (hectares)	0.04ha
Density	100

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1118/0059
Planning application type	Lapsed
Lapse date	15.03.2022
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	2
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. As of March 2022, the ground floor occupants were still clearly utilising the first floor of the building as storage space for its bulky furniture products.
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 238: Land off Canal Street

Site information:

Category	Answer
Site name	Land off Canal Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448529
Northing	334388
Existing use	Off-street car parking
Surrounding land use(s)	Industrial uses 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)	0.29ha
Density	34

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	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development as the site is within Flood Zone 2.</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. It is unlikely the site can come forward for redevelopment whilever surrounding industrial uses remain operational and there is a resulting need for off-street parking for employees and service space for deliveries and exports.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>The current car park serves an important amenity purpose in that it allows employees at adjacent industrial facilities to park off-road. With local roads narrow in width and also used by residents of nearby houses, this site is vital in ensuring continued highway safety. As the neighbouring industrial unit is still operational, it is unlikely that the off-street car park is suitable or available for residential development, whilst there is no likelihood of housing being achieved on this site over the 15-year 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 244: New Tythe Street Industrial Area

Site information:

Category	Answer
Site name	New Tythe Street Industrial Area
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449581
Northing	333379
Existing use	Industrial and warehousing premises
Surrounding land use(s)	Industrial facilities, residential 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)	0.39ha
Density	90

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>This site is within close vicinity to the planned development of HS2. However, with major changes to the project it is unknown as to whether the site will remain affected by HS2.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application.</p> <p>Air quality issues will be addressed with the Council's Environmental Health department should a future application be forthcoming.</p> <p>The benefit of housing on this site must be weighed up against competing surrounding land uses before planning permission can be granted.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>With the HS2 scheme north of East Midlands Parkway under review, any downgrading may allow the site to be freed of HS2-related constraints which have to date affected redevelopment of land within the HS2 Safeguarded Zone. Suitability of development will continue to be affected until such a time that more clarity is offered over the need to safeguard land within this Zone.</p> <p>Regardless of the status of HS2, with the owner(s) of the site unknown this impacts upon its availability. Along with the remaining uncertainties connected to HS2, it is extremely unlikely that housing development is 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 245: Northern part of Derwent Street Industrial Estate, Derwent Street

Site information:

Category	Answer
Site name	Northern part of Derwent Street Industrial Estate, Derwent Street
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448018
Northing	332646
Existing use	Industrial and warehousing premises
Surrounding land use(s)	Industrial 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	Medium
Dwelling capacity (net)	15
Site area (hectares)	0.61ha
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	No
Agricultural land	Urban
Flood zone	1
Air quality	No
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 an application. The benefit of housing on this site must be weighed up against the current and surrounding competing land uses 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	No
Availability	No
Achievability	No
Assessment conclusion	<p>This is an active employment site which accommodates a diverse range of uses and operations. Whilst the site is within the urban area, brownfield and increasingly surrounded by residential development, its full occupancy demonstrates a continued demand for facilities at this location. 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	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 247: Garages adj. to 17-19 Grasmere Road

Site information:

Category	Answer
Site name	Garages adj. to 17-19 Grasmere Road
Sub area	Long Eaton
Ward	Derby Road West
Parish	Unparished
Easting	447652
Northing	334897
Existing use	Private garages and 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)	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	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Vehicular access off Grasmere Road would need to be improved as part of any future housing development at 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 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 garage block and parking area is located between rows of residential properties. Entry to the site from Grasmere Road is narrow which would restrict its potential to accommodate housing with only sufficient width for a single vehicle. Off-street garages serve an important amenity purpose in keeping vehicles off road, and with Grasmere Road limited in highway width and also the route of the Indigo bus service, the loss of the facility would only see additional vehicles parked on each side of the road. The Council are not aware of anyone actively promoting the site, so it cannot be seen as being available which in turn hampers achieving any 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	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 250: Atlas Mills & Paragon Works

Site information:

Category	Answer
Site name	Atlas Mills & Paragon Works
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448138
Northing	332460
Existing use	Industrial & business premises
Surrounding land use(s)	Residential and petrol station
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)	26
Site area (hectares)	0.75ha
Density	34.66

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	Yes
Ecology	No
Agricultural land	Urban
Flood zone	1
Air quality	No
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>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 instance refers to the neighbouring St. Mary's Church (on Adopted List).</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>Active employment site with several industrial units forming part of the wider facility. Despite the site being located within the main built-up area of Long Eaton (ensuring residential development would in principle be acceptable), it is currently occupied by several businesses demonstrating the demand for these premises. 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	26

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 252: Bridge Mills, Bridge Street

Site information:

Category	Answer
Site name	Bridge Mills, Bridge Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448846
Northing	333967
Existing use	Active employment premises
Surrounding land use(s)	Employment premises, Erewash Canal, Public House, takeaway 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)	60
Site area (hectares)	0.46ha
Density	130.4

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
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>Vehicular access and egress point off Derby Road into the site would require enhancement as part of the development of the site.</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 as this and other nearby mills are on the adopted list.</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 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	Active employment site set in a mill building occupied by a number of businesses involved in upholstery and interior design. Despite the site being located within the main built-up area of Long Eaton (ensuring residential development would in principle be acceptable), it currently demonstrates strong levels of occupancy showing the demand for such premises and having recently been purchased with a view to renovating parts of the building to increase useable floorspace. It is clear that the new owners are committed to maintaining the site in an industrial use demonstrating extremely low prospects for redevelopment of the site to facilitate new forms of residential accommodation.
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 255: Premises at corner of Hawthorne Avenue and Tamworth Road, Long Eaton

Site information:

Category	Answer
Site name	Premises at corner of Hawthorne Avenue and Tamworth Road, Long Eaton
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448318
Northing	332466
Existing use	Garages and 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)	6
Site area (hectares)	0.17ha
Density	35.29

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The benefit of housing on this site must be weighed up against the current competing land use before planning permission can be granted.</p> <p>The site owner(s) 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>Presently a motorcycle dealership on the main arterial route from the south of Long Eaton. The site occupies a prominent corner plot, but whilst it is set within the main urbanised built-up area of Long Eaton making the principle of redevelopment for housing acceptable (and hence confirming suitability), the active business operating at the site means it is not viewed as available for redevelopment and consequently not achievable within 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	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 256: Derby Rd Industrial Estate, Derby Road

Site information:

Category	Answer
Site name	Derby Rd Industrial Estate, Derby Road
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447666
Northing	336333
Existing use	Various employment uses
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)	32
Site area (hectares)	0.91ha
Density	35.16

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	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>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. Several buildings enjoying listed status and others on the local list can be found opposite the site on the northern side of Derby Road.</p> <p>The benefit of housing on this site must be weighed up against the competing employment-based 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	No
Assessment conclusion	<p>A large industrial estate on the B5010 which consists of a number of units within a modified former lace factory. Occupancy levels are notably strong demonstrating the continuing demand for these facilities. Given the popularity of the industrial estate and the reasonable condition facilities are in, it is unlikely that an alternative land-use is actively being sought for this site. Being located on a main road, close to Sandiacre Local Centre and within the extent of the Long Eaton main built-up area, this site is suitable in principle for redevelopment for residential. However, with the owner(s) of the facility unknown, the site is not available, nor would it be considered that new housing would 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	32

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 259: Goodwin Mills, Bridge Street

Site information:

Category	Answer
Site name	Goodwin Mills, Bridge Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448744
Northing	334221
Existing use	Active employment premises
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)	14
Site area (hectares)	0.41ha
Density	34.14

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	Mixed
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	No
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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The benefits of housing on this site must be weighed up against the competing 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	No
Assessment conclusion	<p>These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Whilst the wider area surrounding Goodwin Mills is increasingly displaying a stronger residential character with a number of industrial site redevelopments, any suitability the site may hold is offset against the current occupancy - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for.</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 260: Stanhope Mill, Leopold Street

Site information:

Category	Answer
Site name	Stanhope Mill, Leopold Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448783
Northing	333781
Existing use	Active employment premises
Surrounding land use(s)	Residential and employment
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	20
Site area (hectares)	0.22ha
Density	90.90

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	2
Air quality	No
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future residential development. Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.</p> <p>The benefits of housing on this site must be weighed up against the competing land uses before planning permission can be granted. 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>These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Whilst the wider area surrounding Stanhope Mill (but particularly north of Derby Road (A6005)) is increasingly displaying a stronger residential character with a number of industrial site redevelopments, any suitability the site may hold is offset against the current occupancy - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for.</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 261: Factory premises on Nottingham Road

Site information:

Category	Answer
Site name	Factory premises on Nottingham Road
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449378
Northing	333829
Existing use	Manufacturing
Surrounding land use(s)	Manufacturing, road, railway, residential and derelict site.
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)	0.27ha
Density	37.03

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	2
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> <p>This site was directly affected by plans for HS2 which affected the future viability of housing provision of this site. The anticipated impacts of HS2 to the site included demolition, re-configuration of surrounding infrastructure (including current railway and proposed viaduct) and access, although revisions to the HS2 programme may mean the site is freed from any safeguarding previously required.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>These premises are currently active and occupied by an upholstery company. With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. The published route of the Eastern leg of HS2 north of Birmingham travels through the centre of this site meaning any future redevelopment (or investment in the current facilities) was subject to risk owing to land being within the HS2 safeguarding zone. Recent announcements have cast doubt over the Eastern leg continuing northwards of East Midlands Parkway, resulting in the site potentially being released from any HS2-related blight. Notwithstanding this, any future suitability of the site for residential development is offset against the current occupancy arrangements - with the current use contributing to the local upholstery sector which Long Eaton is strongly renowned for.</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 262: Factory premises on the corner of Oxford Street and Fletcher Street

Site information:

Category	Answer
Site name	Factory premises on the corner of Oxford Street and Fletcher Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448949
Northing	333820
Existing use	Retail units
Surrounding land use(s)	Long Eaton Town Centre, drinking establishments, garages, residential, employment and industry sites.
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)	8
Site area (hectares)	0.15ha
Density	53.33

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<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.</p> <p>The benefits 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) 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>A collection of buildings accommodating a diverse range of retail and commercial operations - including several smaller units in Mayfair Walk. With healthy occupancy levels, there is no indication or evidence of the site owner(s) wishing to pursue residential development at this location. Nearby regeneration on the edge of the town centre funded by the Town Deal initiative may highlight redevelopment opportunities between the town centre and the Erewash Canal - however, any suitability the site may hold for residential development is offset against the strong levels of current occupancy - with the current use contributing to the diversity of the local economy by providing smaller units for local businesses. This ensures the site is assessed as not available or achievable.</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 263: Fields Farm Industrial Estate

Site information:

Category	Answer
Site name	Fields Farm Industrial Estate
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449641
Northing	332925
Existing use	Industrial
Surrounding land use(s)	Commercial, industrial, railway, 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)	175
Site area (hectares)	5ha
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	2
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 Environmental Health should any 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. 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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available. Uneven land will need to be levelled before development can begin.</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 Industrial Estate's contribution to the economy in the south 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	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 264: Forbes Close Industrial Estate

Site information:

Category	Answer
Site name	Forbes Close Industrial Estate
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449406
Northing	332292
Existing use	Industrial
Surrounding land use(s)	Industrial, open land, railway, 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)	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	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 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>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>Now forming part of a proposed employment safeguarding policy in the Core Strategy Review in recognition of the Industrial Estate's contribution to the economy in the south 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	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 265: Former car showroom on Fletcher Street

Site information:

Category	Answer
Site name	Former car showroom on Fletcher Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448886
Northing	333845
Existing use	Trade retail centre (Topps Tiles)
Surrounding land use(s)	Erewash Canal, retail units, Job Centre, factory 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	Medium
Dwelling capacity (net)	36
Site area (hectares)	0.26ha
Density	138.4

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1006/0042
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	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
Air quality	No
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 an application. 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.</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 benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>Consideration to be given as to the reasons the site has not been developed previously.</p> <p>The site owner(s) is unknown, so dialogue necessary to understand any future intentions for the site.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	Currently trading as Topps Tiles, this site is an important gateway area to Long Eaton town centre from the west. A previous application from 2006 promoting a flatted residential scheme was considered over-development for the site. With long-term occupants, the site is not available for housing development and unlikely to see residential achieved over the period covered by this SHLAA. Nearby regeneration on the edge of the town centre initiated by the Town Deal may highlight redevelopment opportunities between the town centre and the Erewash Canal - including this canalside site. However, any suitability the site may hold for residential development is offset against the long-term current occupancy.
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 266: Former Cooperative Bakery, Fletcher Street

Site information:

Category	Answer
Site name	Former Cooperative Bakery, Fletcher Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448880
Northing	333783
Existing use	Manufacturing company
Surrounding land use(s)	Retail, residential and 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	Small
Dwelling capacity (net)	8
Site area (hectares)	0.18ha
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	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future housing development. Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.</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 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) 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>Currently occupied by Midland Wiper Manufacturing Company Ltd, the building itself has ornate exterior design features but is not subject to any heritage-based designations (other than forming part of Long Eaton Lace Factories Conservation Area). With the building operational and a lack of evidence promoting an alternative land-use at this location, the site cannot be deemed as available or achievable. Nearby regeneration on the edge of the town centre initiated by the Town Deal may highlight redevelopment opportunities between the town centre and the Erewash Canal - including this canalside site. However, any suitability the site may hold for residential development is offset against the long-term current occupancy.</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 267: Former Meadow Lane employment allocation

Site information:

Category	Answer
Site name	Former Meadow Lane employment allocation
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449803
Northing	332744
Existing use	Employment site
Surrounding land use(s)	Railway, residential, employment 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)	101
Site area (hectares)	2.88ha
Density	35.06

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	Yes
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>The impacts of development on ecological assets on site must be fully considered prior to any future development.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming.</p> <p>Difficulties in forming a suitable means of vehicular access has impacted on the ability to redevelop this site in recent years. This must be overcome before any development is possible.</p> <p>This site was directly affected by plans for HS2 which affected the future viability of housing provision of this site. The proposed route of the Eastern Leg passed through the middle of the site, although with revisions to plans seeing this section of route terminating at a hub station at East Midlands Parkway, restrictions on development at the site may soon be lifted.</p> <p>The site owner(s) are unknown. Support for housing development is necessary if the site is to be assessed as being available and achievable.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	A once long-term employment allocation which was discontinued upon the adoption of the Core Strategy in 2014. This was largely as a result of constrained vehicular access which restricted the commercial appeal of the site. This applies equally to any prospect of residential development at the location which would also suffer from the same drawbacks. The proposed route of HS2's eastern leg divides the site in half with the entirety of the site constrained by being in the HS2 safeguarding zone. Doubts over the future of the eastern leg travelling as far as Toton might result in this land being freed from the blight it has been subjected to over the last several years. Notwithstanding that, the location ensures residential development would suffer a poor level of amenity adjacent to industrial uses and the confluence of two main rail lines - as well as the difficulties in forming access. This leads to the site being assessed as unsuitable, and without knowledge of the site owner(s) and their intentions, it cannot be deemed available or achievable.
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 273: Harrington Arms Public House & land to rear

Site information:

Category	Answer
Site name	Harrington Arms Public House & land to rear
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	446977
Northing	331321
Existing use	Public house, arable farmland, residential and flood defence embankment
Surrounding land use(s)	Arable farmland, farmland, River Trent, Harrington Bridge 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)	177
Site area (hectares)	5.91ha
Density	29.94

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	Yes
Agricultural land	Grade 4 (Poor)
Flood zone	3
Air quality	No
Land contamination	No
Utilities	Yes
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>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>The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted.</p> <p>A buffer zone, in line with National Policy, needs to be in place either side of the pylons which cross the site. The land in the buffer zone remains undevelopable.</p> <p>The site would need to be released from Green Belt to make housing development policy-compliant. This would require a full Green Belt Review.</p> <p>A number of applications (permissions and refusals) have been made across this large site. Most relate to the holiday chalets on the banks of the Trent, but others have sought permission for a water transfer pipe running under the site (granted).</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>A sizeable area of land which on its southern edge directly adjoins the River Trent. Due to its location, much of the site falls within the functional floodplain making residential development inappropriate. The unsuitability of new housing and lack of conformity to other planning policies, both local and national, result in this 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	177

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 274: Harrington Mill & adjacent buildings

Site information:

Category	Answer
Site name	Harrington Mill & adjacent buildings
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448801
Northing	333666
Existing use	Active employment premises
Surrounding land use(s)	Employment, West Park, Erewash Canal, Cemetery and chapel
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)	100
Site area (hectares)	1.32ha
Density	75.75

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	2
Air quality	No
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of any future 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.</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 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>A notable and prominent mill building which has made a significant contribution to the economy of Long Eaton over a number of decades. A combination of strong current occupancy of the mill premises (catering for a diverse range of operations) and the present owner(s) having not indicated any willingness to consider alternative uses means that whilst the conversion of the premises to residential could be suitable given its edge-of-town centre location, the lack of information concerning the Mill's availability means this and the achievability of housing cannot be confirmed.</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	100

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

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

Site 275: Ilkeston Road Industrial Estate

Site information:

Category	Answer
Site name	Ilkeston Road Industrial Estate
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	448197
Northing	337316
Existing use	Industrial units and storage space
Surrounding land use(s)	Arable farmland, Erewash Canal 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)	18
Site area (hectares)	0.52ha
Density	34.61

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	Urban
Flood zone	3a
Air quality	No
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>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.</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 remains part of the HS2 Safeguarding Zone, although recent changes to the project may see the site freed from being required operationally to support its construction.</p> <p>The site would need to be released from Green Belt to make it policy-compliant. This would require a full 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 small cluster of industrial units on the northern-most edge of Sandiacre which straddles the Green Belt and main built-up area. This site was formerly contained wholly inside of the HS2 safeguarding zone to allow for the construction of the Eastern leg north of Toton. However, changes to HS2 may mean the land becoming free of blight in the coming years. This would remove a major policy constraint, although the site is located within Flood Zone 3a which strongly restricts the suitability of new housing. Notwithstanding this, the units here are modern with spacious car parking to the front of the premises. Occupancy levels are good and the lack of any formal promotion of the site for residential development from the current owner(s) of the site means it cannot be deemed available or that housing is achievable across the period of time this SHLAA covers.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 276: Industrial buildings off Acton Road

Site information:

Category	Answer
Site name	Industrial buildings off Acton Road
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449395
Northing	332902
Existing use	Light industry and leisure uses
Surrounding land use(s)	Light Industry 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)	15
Site area (hectares)	0.58ha
Density	25.86

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	2
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</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 surrounding land uses before planning permission can be granted.</p> <p>The site owner(s) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>A collection of buildings accessed off Acton Road which are located inbetween residential development immediately east and west. However, the wider character of the area sees many commercial and industrial units in close proximity to this site. The on-site buildings are all currently occupied and the Council have not received any information indicating that the site owner(s) wish to pursue non-employment based development. Whilst residential development may be considered suitable owing to the adjoining housing, the site not being available (and therefore housing not being achievable) 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	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 280: Derwent St. Industrial Estate (south)

Site information:

Category	Answer
Site name	Derwent St. Industrial Estate (south)
Sub area	Long Eaton
Ward	Wilsthorpe
Parish	Unparished
Easting	448077
Northing	332604
Existing use	Mixed employment uses
Surrounding land use(s)	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	Medium
Dwelling capacity (net)	31
Site area (hectares)	0.89ha
Density	34.83

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	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 an application for residential development.</p> <p>The benefit of housing on this site must be weighed up against the competing employment-based 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>A long, rectangular area of employment which accommodates a car dealership and garage at the site's frontage with Wilsthorpe Road. The premises share a private access road, Derwent Street, with further employment premises located on the north side of the road - although these are outside this site's boundary. Facilities closest to the Wilsthorpe Road end of the site have clearly been the recipient of investment in recent years with the car salesroom based in a smart, modern looking unit. Given the lack of site promotion for residential development by the current owner(s) then is considered that the site is not available, and with further employment premises fronting onto Derwent Street on its northern side then it is considered residential development would not be suitable here as it would leave the off-site units increasingly isolated and vulnerable to pressures for housing. The delivery of housing here is not considered achievable across the SHLAA period, resulting 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	31

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 281: Industrial premises between Nottingham Road and Bonsall Street

Site information:

Category	Answer
Site name	Industrial premises between Nottingham Road and Bonsall Street
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449413
Northing	333855
Existing use	Manufacturing works
Surrounding land use(s)	Road, derelict site, manufacturing works 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)	0.23ha
Density	52.17

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	2
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Air quality issues will be addressed with Environmental Health should a future application for housing be forthcoming.</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) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> <p>This site is within close vicinity to the development of HS2. However, the Government's recent announcement on the future of the project has placed doubt over construction further north than East Midlands Parkway.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	The building, Granville Works, is occupied by a removals/storage business and is located in a small cluster of industrial uses between Nottingham Road and Bonsall Street. Currently active, the building has not been subject of any promotion for residential development, confirming that it is not available for new housing. The site was completely contained within the the HS2 safeguarding zone. However, with a major redesign of the HS2 project with the Eastern Leg seemingly terminating south of Erewash, the site may imminently be freed of blight - offering more scope for any future site redevelopment. Despite this, without active site promotion it is not considered that new housing is achievable in the period covered by the SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 282: Industrial premises to the rear of 224-236 Bennett Street

Site information:

Category	Answer
Site name	Industrial premises to the rear of 224-236 Bennett Street
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448583
Northing	334598
Existing use	Industrial premises
Surrounding land use(s)	Industrial units, social club, Erewash Canal 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)	0.18ha
Density	33.33

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	Yes
Agricultural land	Urban
Flood zone	2
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Vehicular access to the site from Bennett Street would need to be improved as part of redevelopment.</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>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>Cavendish Mills is an industrial premise located between housing on Bennett Street and the Erewash Canal. Accommodating an engineering company, the building is currently active and occupied. No promotion of the site and buildings for non-employment uses has been made confirming the site is not available for housing and therefore is unlikely to see delivery of residential development in this SHLAA's period. With the building now adjoining a major residential site at the former Wade Springs factory, there may be future pressure for housing at this site - particularly as a result of the canalside setting. Ageing premises will need to be maintained with future investment to ensure they offer the current occupants the right operational facilities. Any future plans for housing are likely to be suitable given the increasingly residential surroundings.</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 286: Land adjacent to the railway and Nottingham Road, Long Eaton

Site information:

Category	Answer
Site name	Land adjacent to the railway and Nottingham Road, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449337
Northing	334028
Existing use	Energy generation facility, storage and employment
Surrounding land use(s)	Railway, manufacturing works, supermarket, petrol filling station 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)	50
Site area (hectares)	3.34ha
Density	14.97

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
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 an application. Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Air quality issues will be addressed with Environmental Health should a future application for housing development be forthcoming. 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) has not expressed support for this development. The site owner must be supportive of development for it to be considered available.</p> <p>This site is directly affected by the development of HS2 and consequently the future viability of housing provision of this site is uncertain. However, the recent announcement by Government that HS2 will terminate at East Midlands Gateway may relieve the blight on land within the HS2 safeguarding corridor.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	A diverse site with a mix of land-uses and operations occurring within its boundaries. Part of the site occupied by the mill buildings has been previously promoted for possible redevelopment, but without any specific plans or proposals. However, no part of the site has been actively promoted in recent years and the mill buildings are currently fully occupied demonstrating a strong demand for such employment premises. This is likely to be as a result of the site being entirely located within the HS2 safeguarding zone which has stymied any plans for redevelopment or major investment. With notable changes to the HS2 project announced in recent months, the site may soon be free of a safeguarding constraint. Development on other parts of the site in recent years has seen the construction of an energy generation plant and secure storage units. With an absence of any active redevelopment plans or promotion from the site owner(s) then it is assessed that the site is not available for new housing and unlikely to see residential development occur across the period covered by the SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	50

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 292: Land at Bradshaw Street

Site information:

Category	Answer
Site name	Land at Bradshaw Street
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447934
Northing	332165
Existing use	Green space/open land
Surrounding land use(s)	Railway 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)	3
Site area (hectares)	0.16ha
Density	18.75

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	No
Air quality	No
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 an application. Uneven land at the foot of the railway embankment may need to be reprofiled before any future site redevelopment can begin.</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(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 grassed and enclosed plot of land accessed off Bradshaw Street. The site forms an in-fill piece of land between existing low density housing and the main Nottingham-Derby railway line which sits on an elevated level overlooking the site. The site is within a wider residential area and new housing at this location would be generally acceptable subject to matters of layout, design and scale. No promotion of the site has been made by the site owner(s) demonstrating that it is unavailable for development, nor would housing development be expected to occur 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	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 294: Land at Mayfield Grove, Long Eaton

Site information:

Category	Answer
Site name	Land at Mayfield Grove, Long Eaton
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449325
Northing	334376
Existing use	Kennels & self-seeded woodland
Surrounding land use(s)	River Erewash, allotments, playing areas, railway 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)	100
Site area (hectares)	4.58ha
Density	21.83

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	Yes
Land contamination	Yes
Utilities	Yes
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Vehicular access to site would need to be improved as part of a future development. This may be possible in the event that some form of rail station is still provided at Toton.</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>Air quality issues will be addressed with Environmental Health should a future application be forthcoming.</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 buffer zone, in line with National Policy, needs to be in place either side of the pylons. 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	A sizeable area which formerly saw extensive sidings across the site which suggests that ground contamination may be present. The sidings have long since been removed with most of the site now wooded through self-seeding shrub/tree growth. As a result of the site's location it is contained wholly within the HS2 safeguarding zone which has previously stymied any redevelopment potential owing to a need to support the implementation of the Eastern leg of the line. With Government announcing a comprehensive revision to the HS2 scheme, this land may be freed from safeguarding in the near future - although with the safeguarding zone remaining present then the site is not suitable for new housing. As a consequence of this, no promotion of the site for residential development has been made confirming that the site is not available for new housing, nor will delivery of housing likely be achievable in the time period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	100

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

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

Site 304: Land off Royal Avenue

Site information:

Category	Answer
Site name	Land off Royal Avenue
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	448996
Northing	334360
Existing use	Vacant land and hardstanding
Surrounding land use(s)	River Erewash, residential, disused allotments, disused railway and multi-user trail.
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	11
Site area (hectares)	0.32ha
Density	34.37

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	2
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>Vehicular access to Royal Avenue would require enhancement as part of any future development of the site.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development due to its presence within an area of Long Eaton affected by Flood Zone 2.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>An area of largely undeveloped land with some hardstanding at the site's frontage used for car parking. The site appears to provide 2 Royal Avenue with some of its domestic curtilage although it is uncertain as to how much of the site is officially linked to the adjoining property. A prominent line of trees are located along the site's eastern boundary separating it from a now raised rail spur. The location of the site would make any proposed residential development here generally suitable, particularly with it adjoining existing domestic properties to the south and west. However, no promotion of the site has been made by a site owner(s) to the Council confirming that it is not available for new housing development. This strongly indicates that residential development is unlikely to take place on the site 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	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	11

Site 305: Land off Trenton Drive

Site information:

Category	Answer
Site name	Land off Trenton Drive
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450300
Northing	333502
Existing use	Football pitch & open space
Surrounding land use(s)	Residential, open land, pond, Golden Brook, Grange Park - Long Eaton United Football 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	Medium
Dwelling capacity (net)	77
Site area (hectares)	2.2ha
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	Grade 4 (Poor)
Flood zone	3b
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
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. Vehicular access between the site and Trenton Drive would need to be improved as part of any future development of the site to adequately serve a major housing scheme.</p> <p>Consideration must be given to methods of mitigating the enhanced flood risk likely to arise 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>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>Site has been subject of previous planning applications (ERE/0118/0030) and permissions for non-housing schemes.</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 site consists of recreational uses connected to the adjacent Long Eaton United FC. Recent investment to the facilities at the site have broadened the usage of land for sporting and leisure activities with floodlighting now in place to enable evening usage. Due to the enhancement of sporting facilities, the site is not suitable to accommodate new housing as it is serving an important community use. The investment clearly reaffirms the permanence of the facilities and indicates that land is not available for residential development, in addition to the lack of promotion from the site owner(s). It is therefore extremely unlikely that the delivery of new housing will be achievable across the lifespan of 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 306: Land north of Lock Lane

Site information:

Category	Answer
Site name	Land north of Lock Lane
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	448439
Northing	331729
Existing use	9-hole golf course
Surrounding land use(s)	Railway, reservoir, canal, golf course, clubhouse and residential.
Site source	Local Plan Review
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	300
Site area (hectares)	17.1ha
Density	17.54

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	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. This is augmented by access issues posed by arrangements in place at the level crossing on Lock Lane which also demonstrate substantial difficulties in establishing safe highway conditions on the sole means of access and egress to the site.</p> <p>The site itself directly adjoins the main urban area of Long Eaton (in Sawley) and development would extend the built environment in a south-easterly direction towards Trent Lock.</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 more sustainable spatial growth options.</p> <p>Residential development at this location has previously been promoted. However, it has not been actively promoted during the Core Strategy Review raising issues over the site's availability.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA10.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt and directly adjacent to the main Nottingham built-up area means it is not considered to be sustainable. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development although access arrangements will continue to constrain acceptable highway conditions on approach/exit.
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	300

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 308: Land south of 61 Devonshire Avenue

Site information:

Category	Answer
Site name	Land south of 61 Devonshire Avenue
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450414
Northing	333643
Existing use	Area of light woodland with car park for adjacent fishing pond
Surrounding land use(s)	Residential, pond, amenity green space and Long Eaton United FC
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	Yes
Agricultural land	Grade 4 (Poor)
Flood zone	3b
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Vehicular access to the site from Devonshire Avenue would need enhancement as part of any future development of the site.</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>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	No
Availability	No
Achievability	No
Assessment conclusion	<p>This site adjoins residential development along Devonshire Avenue and Somerset Close. Access to the site is taken from a continuation of Devonshire Avenue, although this is via a gated access owing to the private status of land as it is owned by a local Angling Club. The site forms the land between existing housing and Grange Pond. It is mainly green and undeveloped with fairly extensive tree coverage between properties and the site. Sitting centrally is a small private car park for users of Grange Pond. Whilst the site is outside of Green Belt designation, it serves a purpose as the setting for an established leisure and recreational facility in the form of the fishing pond. As such, the use of the site for residential development would adversely affect the ability of Grange Pond to continue serving its current usage meaning housing is unsuitable at this location. Additionally, the absence of any promotion of the land by a site owner(s) demonstrates the site is not available and therefore residential development is extremely unlikely to be achievable during the course of time 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 323: Land to south & east of Mark Street

Site information:

Category	Answer
Site name	Land to south & east of Mark Street
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	448027
Northing	336075
Existing use	Logistics/warehouse facility
Surrounding land use(s)	Warehouse, offices, industrial, canal and elevated stretch of A52 road.
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)	85
Site area (hectares)	2.44ha
Density	34.83

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	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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Access arrangements to Station Road would need to be altered by upgrading the classification of Mark Street from a private highway. 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>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. Site previously gained permission for B2 uses (ERE/1113/0034), although it is not thought the consent was implemented.</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	The site contains employment facilities located at the southern end of Mark Street beyond a controlled access point. The two buildings within this site are both occupied and in a relatively modern condition demonstrating the strong contribution made to the localised economy. Given the wider employment setting around this site, any proposed redevelopment for residential would see homes isolated from nearby areas of housing and access would be taken through a busy employment zone. Relaxed access arrangements would also be necessary to enable unfettered vehicular and pedestrian access to homes. These amenity and policy-based factors make new residential development at this location currently unsuitable. Coupled with this is the lack of any promotion of site redevelopment made to the Council by the site owner(s) demonstrating that land is not available for new housing. Combined, the site specific factors help to clearly show that the delivery of housing at this site is not achievable within the time period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 327: South of Sawley

Site information:

Category	Answer
Site name	South of Sawley
Sub area	Long Eaton
Ward	Sawley
Parish	Sawley
Easting	447688
Northing	331326
Existing use	Mainly arable farmland and flood defence
Surrounding land use(s)	Residential, River Trent, Trent Lock Golf Course & Sawley All Saints Church
Site source	Local Plan Review
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	525
Site area (hectares)	15ha
Density	35

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA13
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 urban area of Long Eaton (in Sawley) and would extend the settlement in a southerly direction towards the River Trent.</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 the functional flood zone at its southern-most point. 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 SGA13.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>This site has been assessed as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Its location within designated Green Belt means it is not considered to be as sustainable as a strategic development opportunity.</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	525

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 329: Land to the south of Cannock Way and Armitage Drive

Site information:

Category	Answer
Site name	Land to the south of Cannock Way and Armitage Drive
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450284
Northing	333249
Existing use	Vacant land, self-seeded tree coverage
Surrounding land use(s)	Railway, Golden Brook, industrial estate 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)	246
Site area (hectares)	7.76ha
Density	31.70

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	Yes
Agricultural land	Grade 2 (Very good)
Flood zone	2
Air quality	Yes
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. Vehicular access and egress to the site would need to be formed given the neighbouring Golden Brook and railway separates it from adjacent urban areas, although connection points to the highway network appear complicated.</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>Air quality issues will be addressed with Environmental Health should a future application be forthcoming.</p> <p>The site would need to be released from Green Belt to make residential development compliant with local and national planning policy. This would require a Green Belt Review.</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	Large area of land which is detached from surrounding residential and industrial areas as a result of a railway line and the Golden Brook. The site sees patchy, inconsistent tree and shrub coverage and appears to have self-seeded over a long period of time. Due to the severance from boundary features, formulating access to the site would be complex. Roads leading to the site (Cannock Way, Armitage Drive) are unsuitable to act as access to a development of such scale. In addition to the complexities around vehicular access, the site sits entirely within the Green Belt which makes most forms of new housing inappropriate development. Together, these issues clearly show the site is not suitable for new housing. No recent promotion of the land has been made to the Council by the site owner(s) so it is not clear whether the site is available for residential development. Without clear instructions, it must be concluded that the site is not available and due to the various constraints it is extremely unlikely that new housing will be delivered at this location across the period of time this SHLAA covers.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 330: Land to the west of Mark Street

Site information:

Category	Answer
Site name	Land to the west of Mark Street
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	448012
Northing	336159
Existing use	Logistics and warehousing facilities
Surrounding land use(s)	Erewash Canal, retail showroom, residential, logistics and warehousing 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	Medium
Dwelling capacity (net)	33
Site area (hectares)	0.95ha
Density	34.73

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	Yes
Agricultural land	Urban
Flood zone	2
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of a future application.</p> <p>Vehicular access arrangements between the site and Station Road would need to be altered by upgrading the classification of Mark Street from that of a private highway.</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>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted. Site previously formed part of consented retail scheme (ERE/1210/0005) which lapsed.</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	The site contains employment facilities located west of Mark Street beyond a controlled access point. The building on site is occupied and parts of it have seen recent investment with enhancements to the exterior. It is in a reasonable condition and makes a contribution to the local economy. Given the wider employment setting around this site, any proposed redevelopment for residential would see homes isolated from nearby areas of housing and access would be taken through a busy employment zone. Relaxed access arrangements would also be necessary to enable unfettered vehicular and pedestrian access to homes. These amenity and policy-based factors make new residential development at this location currently unsuitable. Coupled with this is the lack of any promotion of site redevelopment made to the Council by the site owner(s) demonstrating that land is not available for new housing. Combined, the site specific factors help to clearly show that the delivery of housing at this site is not achievable within the time period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 331: Land to the west of Pasture Lane

Site information:

Category	Answer
Site name	Land to the west of Pasture Lane
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450178
Northing	332611
Existing use	Agricultural land
Surrounding land use(s)	Residential, Brook, Pasture Lane ponds, Home Farm and ancillary buildings.
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)	100
Site area (hectares)	4.8ha
Density	20.83

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	Yes
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Vehicular access and egress to the site would need formulating and roads serving it (Pasture Lane) enhanced as part of any future development.</p> <p>A buffer zone, in line with National Policy, needs to be in place either side of the pylons which travel across the site in a south-west to north-east direction. The land in the buffer zone remains undevelopable.</p> <p>The site would need to be released from Green Belt to make any future residential development compliant with local and national planning policy. This would require a Green Belt review.</p> <p>Whilst the site owner is known, there has been no recent submissions made to promote development at the site. The site owner must be supportive of residential development for the site to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>Large enclosed field which infills space between the rears of properties along Owen Avenue and across to Pasture Lane. Notable for a electricity transfer line passing diagonally across the site and a pylon positioned centrally within the boundaries. The site benefits from flood alleviation by being on the northern (defended) side of flood defence banks which offer Long Eaton protection from the River Trent, although the only access to this part of the town comes from crossing a busy level crossing on the Nottingham-Derby rail line. More homes on the opposite side of the crossing would subject drivers to longer waits when gates are lowered. Whilst this land adjoins the inset area of Long Eaton, the site itself is wholly located within the Green Belt. This ensures that most types of housing are classed as inappropriate development and influences the conclusion that residential development at this location would be unsuitable. The site has previously been submitted to the Council for consideration as housing land, although this was several years ago. Currently, the Council are unaware of the land's owner(s) so cannot conclude that the site is available to support the delivery of new housing. Collectively, the factors above make it highly doubtful that new housing is achievable at this location across the time period covered by this SHLAA.</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 333: Acton Road Industrial Estate

Site information:

Category	Answer
Site name	Acton Road Industrial Estate
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449208
Northing	332572
Existing use	Various industrial uses
Surrounding land use(s)	Residential and wider industrial estate
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)	550
Site area (hectares)	15.7ha
Density	35.03

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	2
Air quality	No
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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>The benefit of housing on this site must be weighed up against the competing land uses on the site 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	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 south 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	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 335: Meadowbrooks Business Park, Meadow Lane

Site information:

Category	Answer
Site name	Meadowbrooks Business Park, Meadow Lane
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449831
Northing	332931
Existing use	Industrial and business uses
Surrounding land use(s)	Railway, high-level railway, vacant land, wildlife site and industrial premises
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)	133
Site area (hectares)	3.8ha
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	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 a future 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>Air quality issues will be addressed with Environmental Health should an application be forthcoming due to adjacent industrial uses. 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	No
Availability	No
Achievability	No
Assessment conclusion	A sizeable industrial estate located south-east of Long Eaton, Meadowbrooks accommodates a diverse range of employment operations across the many units and premises on site. Much of the site is occupied by archetypal industrial units which appear to be aging and in need of some modernisation. However, despite the quality of the industrial stock, occupancy levels are strong showing the demand for such facilities in the south of the Borough. The wider environment in this area of Long Eaton is largely industrial with many of the operations benefitting from being distant to established residential areas. Coupled with the adjacent railway lines, the introduction of housing at this location would create an isolated community still surrounded by remaining industrial premises. For reasons of amenity, it is not considered suitable to locate new housing at the site. No promotion of the site for a non-employment (i.e. residential) use has been made to the Council, helping to confirm that the site is not available for redevelopment. The factors highlighted here demonstrate the unlikelihood of housing delivery being achievable during the course of the period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 336: Part of Sheetstores Industrial Estate

Site information:

Category	Answer
Site name	Part of Sheetstores Industrial Estate
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	448753
Northing	332066
Existing use	Industrial and general employment
Surrounding land use(s)	Railway, 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)	30
Site area (hectares)	1.1ha
Density	27.27

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	Yes
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>Air quality issues will be addressed with EBC Environmental Health should a future application be forthcoming given neighbouring industrial operations.</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>Access would need to be improved as part of the development of the site with only a narrow drive linking the site to Bosworth Way.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Any planning application must sympathetically consider the surrounding historical environment and individual heritage assets with buildings on-site forming part of the Local Interest register.</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	Part of a slightly larger industrial estate which is accessed at the end of The Spring. The site sees a number of notable c19th buildings clustered around a canal basin with the entirety of the site contained within the Sheetstores Conservation Area. A diverse range of employment operations are accommodated at premises across the site with occupancy at a healthy level demonstrating demand for facilities. The site, whilst adjoining residential development which is located to its east and north-east, is comparatively isolated and enjoys a private setting as shown via how it is accessed by road. These factors indicate that the site is unsuitable for new housing with the premises here making a clear contribution to the local economy. No promotion of the site for alternative uses has been made to the Council, demonstrating that there is no current desire to see the site developed for anything other than employment usage. Taken together, the commentary indicates that the delivery of new housing at this location is not achievable across the time period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 338: Private car park at the end of Acton Street

Site information:

Category	Answer
Site name	Private car park at the end of Acton Street
Sub area	Long Eaton
Ward	Long Eaton Central
Parish	Unparished
Easting	449370
Northing	332752
Existing use	Car park serving industrial facilities
Surrounding land use(s)	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	Small
Dwelling capacity (net)	5
Site area (hectares)	0.25ha
Density	20

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Urban
Flood zone	2
Air quality	Yes
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>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of any future application.</p> <p>The access road (Acton Street) serving the site would require enhancement in the event of future development.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</p> <p>Air quality issues will be addressed with Environmental Health should an application be forthcoming due to the neighbouring industrial uses.</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) 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	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 south of the Borough. No expectations that residential development at this location will now be policy-compliant.
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 341: Former railway land at the end of Worrall Avenue

Site information:

Category	Answer
Site name	Former railway land at the end of Worrall Avenue
Sub area	Long Eaton
Ward	Derby Road East
Parish	Unparished
Easting	449077
Northing	334289
Existing use	Vacant land
Surrounding land use(s)	Railway, supermarket, River Erewash, Toton Sidings 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)	44
Site area (hectares)	1.25ha
Density	35.2

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	2
Air quality	No
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>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the development.</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> <p>Some or all of the site falls within HS2's Safeguarding Zone. Whilst this remains in place, recent announcements by Government indicate HS2 terminating at East Midlands Parkway which would free blighted sites and allow for their redevelopment.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	This site formerly accommodated local railway lines before these were lifted several decades ago. Since then, the land has rewilded itself and it notable for its dense pockets of tree and shrub coverage. Former railway lines were elevated on embankments that are still evident today, so despite the site directly adjoining long-established residential development located immediately west (on Olive Avenue and Worrall Avenue), the topography of the land across the site would pose a sizeable engineering challenge to reprofile to the extent that it could accommodate new housing. This would involve a need for significant extraction of ground materials to remove raised embankments. These factors indicate that the site is unsuitable to accommodate new housing, and would be better served contributing to the informal ecological networks resulting from the tree and shrub growth across the land. The site also remains part of the official safeguarding zone required to facilitate the construction of the eastern leg of HS2 - although recent changes to the planned scheme may see land removed from this area of designation. No promotion of this site has been made to the Council suggesting the current site owner(s) is not interested in delivering new housing at this location. So the main
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 345: Stadium Industrial Park, off Station Road

Site information:

Category	Answer
Site name	Stadium Industrial Park, off Station Road
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	449637
Northing	333857
Existing use	Derelict, cleared former industrial site
Surrounding land use(s)	Residential, railway and light industrial uses
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)	54
Site area (hectares)	1.71ha
Density	31.57

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	1018/0038
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	2
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	Despite outline permission being granted for 54 residential units (ERE/1013/0022) in 2013, the site owner has instead sought permission for non-residential uses. ERE/1018/0038 proposed the construction of a Lidl and a Wickes and this was refused by EBC, but allowed at appeal. With the site owner clearly committed to a non-residential development at this location, the constraints to delivering housing are too onerous to see housing development occur.

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	As discussed under 'constraints', the site owners active preference for delivering retail development at this location as opposed to new housing results in an assessment of the site being non-deliverable and developable.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 355: Land west of Toton Sidings

Site information:

Category	Answer
Site name	Land west of Toton Sidings
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	448239
Northing	335635
Existing use	Paddocks
Surrounding land use(s)	Railway sidings, industrial premises, Sandiacre Lock, canal and residential
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	50
Site area (hectares)	6.07ha
Density	8.23

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	Yes
Heritage assets	Yes
Ecology	Yes
Agricultural land	Urban
Flood zone	3b
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.</p> <p>A number of heritage assets (listed buildings) and wider areas of conservation are directly impacted by this site. In particular, several buildings at Sandiacre Lock are listed whilst the site itself forms a significant element of Sandiacre Lock Conservation Area.</p> <p>Three local wildlife sites are impacted by this site. ER161 (Toton Grassland), ER166 (Lock Lane Scrub) and ER215 (Erewash Canal) are either on or directly adjacent to the identified site.</p> <p>Much of the site forms part of the functional flood plain (Flood Zone 3b) where a strong presumption against most forms of development exist.</p> <p>Air quality issues will be addressed with Environmental Health in the event of any future planning application. The site adjoins the busy section of A52 Brian Clough Way so there is a likelihood of poor air quality which is also worsened by the industrial operations adjacent to the site at Toton Sidings.</p> <p>Suggested access continues the road from Mark Street under the A52. However, the section of highway needed to gain access to this site is private and subject to barrier security.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>This site forms a narrow section of land between the current development extent of Sandiacre and the various industrial and rail-orientated operations occurring at Toton Sidings. More specifically, the site sits between the River Erewash and Erewash Canal. The site is designated Green Belt and plays a key role in maintaining a small band of open land separating the Long Eaton/Sandiacre urban area from the sprawling industrial operations at the neighbouring Sidings. As such, its potential loss would all but lose any openness between the Borough and urbanised areas in the adjacent Broxtowe Borough. This would be unacceptable to the Council and heavily influences a conclusion which determines that the site is unsuitable to accommodate residential development. Other factors which contribute to this are the lessening of distance between residential properties and the Toton Sidings site itself. Bringing households closer to the railway works is likely to result in a sub-standard quality of life and level of general amenity for occupants. Another aspect of the site's unsuitability is the large proportion of land which sits within the functional flood plain. Land between the River and Canal has often flooded historically, and national and local planning policy strictly limits new development in such areas to water compatible uses of which housing is excluded. Vehicular access to the site is also problematic, with the site promoter indicating that access would be as a southern continuation of Mark Street - under the A52 and into this site. However, the southern section of Mark Street is subject to gated access which would have to be removed to allow vehicles to freely interact with the site. Once under the A52, any access would have to span local wildlife site ER161: Lock Lane Scrub, prompting fears of adverse effects on the recognised habitat. Whilst the Council acknowledge the site's availability - as confirmed by the site promoter, the sizeable number of constraints highlighted here demonstrate that the likelihood of new housing delivery being achievable at this site is extremely low.</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	50

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 358: St Leonards Riding School, Nottingham Road

Site information:

Category	Answer
Site name	St Leonards Riding School, Nottingham Road
Sub area	Long Eaton
Ward	Nottingham Road
Parish	Unparished
Easting	450542
Northing	334005
Existing use	Stables and horse riding area
Surrounding land use(s)	Residential, retail park and water sewage facility
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	200
Site area (hectares)	26.85ha
Density	7.4

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	3b
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.</p> <p>An extensive amount of land across the site is subject to heightened flood risk by virtue of it being within the functional flood plain (Flood Zone 3b).</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>This is a sizeable area of land located between the current extent of development in Long Eaton and housing development, Chilwell Retail Park and a water sewage plant in neighbouring Broxtowe Borough. Promoted through a recent call for sites exercise, the land is available for housing development.</p> <p>However, two significant policy constraints mean that the site is not considered suitable for development. The first of these relates to the site forming a significant gap in the openness of designated Green Belt between Long Eaton and Chilwell. Development at this location would remove the current openness and contribute towards the unacceptable coalescence of two urban areas. Additionally, most of the site is covered by an area of flood risk which indicates it forms part of the functional flood plain. Both national and local planning policy are strict on ensuring such areas remain open and free of development in order to allow flood waters to naturally drain away. Accommodating housing development in such heightened areas of flood risk is contrary to planning policy.</p> <p>Despite the land being promoted to the Council as available for housing, the factors mentioned mean residential development at this location is not achievable across 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	200

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

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

Site 368: Land off Larch Drive, Cloudside

Site information:

Category	Answer
Site name	Land off Larch Drive, Cloudside
Sub area	Long Eaton
Ward	Sandiacre
Parish	Sandiacre
Easting	447391
Northing	337458
Existing use	Farm and agricultural land
Surrounding land use(s)	M1 motorway, residential 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)	182
Site area (hectares)	5.2ha
Density	35

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	Yes
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.</p> <p>A heritage asset in the form of the Cloudside Conservation Area directly adjoins this site which runs eastwards and northwards beyond its boundaries. Any future development would be required to preserve and protect the character of an identified area of heritage. Site incorporates part of the wider Stoney Clouds Local Nature Reserve and Local Wildlife Site (ER054) requiring care to be taken if future development occurs in order to maintain the condition of habitat and presence of species recorded as being present.</p> <p>Air quality issues will need to be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA affects the site, the land adjoins the M1 north of Junction 25 where queuing southbound traffic is common.</p> <p>Suggested access is proposed to involve a continuation of Larch Drive. However, this road itself is a short, residential highway which links to Cloudside Road. It would struggle to act as a main access for 183 homes given its limited specification and would pose a danger to roadusers and pedestrians with the significant increase of journeys along Larch Drive.</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 between the existing development limits of Sandiacre and the M1 motorway makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	182

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