

Site 4: 51 Derby Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	0
2024-25	4
2025-26	5
2026-27	0
2027-onwards	0

Site 5: 9 South Street, Draycott, Derbyshire

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 15: Eaton Hill, Alfreton Rd

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 17: Land to rear of 19-21 Firfield Avenue, Derbyshire

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 18: Land East of, 10 Wallis Close, Draycott, Derbyshire

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 19: Quarry Farm, Moor Lane, Derby

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 24: Land north east of 33a Main Street, Stanton-by-Dale

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 28: Former Estate Office & Garage, The Old Estate Yard, Flake Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 30: 21 Firfield Avenue, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 33: Office Building, Jesse Farm, Lime Lane, Morley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 35: 49 Stevens Lane, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 40: 24 Ridgeway Drive, Ilkeston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 41: Land to rear of 18 to 20 Bunting Close, Ilkeston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 42: Garages opposite 7 Manor Park, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 54: 48 Derby Road, Risley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	4
2024-25	5
2025-26	0
2026-27	0
2027-onwards	0

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

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 60: The Grange, Main Road, Morley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 63: Land West of 90 Derby Road, Risley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 65: 209-209A Victoria Avenue, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 66: 6 Cole Lane, Ockbrook

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 67: 2 Station Road, West Hallam

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 69: Buildings at Maywood Golf Club, Rushy Lane, Sandiacre

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 74: Walford, Birchwood Avenue, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 77: 66 Wilsthorpe Road, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 83: Magnolia House, 1 Brook Road, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 85: 153 Cole Lane, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 86: 3 Morley Lane, Little Eaton

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

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

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 96: Glenfield, Morley Lane, Stanley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 101: 143 St Wilfrids Road, West Hallam

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 104: Brookside Farm, Rectory Lane, Breadsall

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Site 108: Land west of 6 Kimberley Road, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 113: 126 Duffield Road, Little Eaton

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 119: Hill Top Farm, Common Lane, Stanley Common

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 124: 77 Station Road, Stanley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 125: 67 Brackley Gate, Morley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 131: 23 Stevens Lane, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 141: Rose Hill, Whittaker Lane, Little Eaton

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 142: 98 The Ridings, Ockbrook

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 143: Risley Hall, Derby Road, Risley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 144: Riverside Farm, Station Road, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 145: Land west, south-west and inclusive of 48 Balmoral Road, Borrowash

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 147: Land south west of Chestnut Farm, Morley Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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	0
2025-26	1
2026-27	0
2027-onwards	0

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

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 150: Flourish Farm, Spondon Road, Dale Abbey

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 151: North of Spondon

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	Yes
Units built as at March 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	60
2025-26	70
2026-27	70
2027-onwards	0

Site 152: Acorn Way, Derby

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

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

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>Buildings forming part of the former Stanley Colliery now accommodate several businesses. The facilities offer smaller business units and their occupancy demonstrates continued demand. Whilst low-quality in condition, the site is washed over by Green Belt designation making the site unsuitable for new housing. Its active status as an industrial estate mean the site cannot be considered available, with any achievability of any new housing across the period covered by this SHLAA highly unlikely.</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 173: Land west of 32 Rutland Avenue

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 177: Land to rear of 157 High Lane Central

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>Outline planning permission for new residential development at this site has been refused twice previously, largely as a result of the inappropriateness of housing development in Green Belt locations. As a consequence, the site cannot be deemed suitable with the non-conformity of housing with Green Belt policy, and whilst a new application where a decision is pending demonstrates the availability of the site, its GB status strongly suggests difficulties in achievability.</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 181: 12 Derby Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 184: 148 High Lane West

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 185: 15 South Street, Draycott

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 186: 16 Hind Avenue

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 191: 332 Belper Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 192: 332b Belper Road, Stanley Common

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 194: Land to the North and Rear of 45 Nottingham Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 198: 8 Almshouses Lane Morley

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 199: Land Adjoining 8 Dale Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 201: Land Adj. 140 Derby Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>Two previous attempts to secure planning permission have both been rejected by the Council. The two main reasons for refusal, Green Belt and inadequate means of safe vehicular access are thought to be sufficiently problematic to overcome that the site has been assessed as non-deliverable and developable.</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	1

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

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

Site 203: Land NW of 26 Draycott Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 205: Land Rear Of, 128-130 Derby Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 208: Land to the north of 63 St Wilfrid's Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 210: Land to the rear of 244 Victoria Avenue

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>Whilst the Borough Council is aware that the site owner is keen to pursue residential development at this site, the planning history (refused application and a dismissed appeal) demonstrate the unsuitability of development at this location.</p> <p>Whilst the site is available for redevelopment, residential development on Green Belt is inappropriate by definition so is unable to demonstrate that new housing is achievable within a developable (6-15 year) period.</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 211: Land to the Rear of 5 Field Close

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 212: Protected school site at Moor Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>This site has long been established as a safeguarded education site to facilitate the possible need for a new school. However, Derbyshire Council Council have confirmed that this site has been de-notified allowing it to be considered for other uses. However, with the land designated as Green Belt then housing is deemed to be inappropriate. This, combined with the unknown owner and the lack of development being promoted at the site demonstrates that whilst it is now free of operational requirements, residential development is not suitable or achievable within the period covered by this SHLAA. As the site directly adjoins the village envelope of Breadsall, longer term development may be possible subject to future planning policies and localised needs for housing.</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 214: Scotland Farm, Far Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 216: West Hallam Storage Depot, Cat and Fiddle Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Yes
Overcoming constraints	<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 information provided by the site's owners which demonstrated a short to medium-term commitment to retaining and improving employment facilities at the site, thereby prejudicing the ability to deliver a large-scale housing development.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA15.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>The site was included in early stages of the Erewash Core Strategy review with proposals for a large-scale, strategic housing location for 1,000 homes. However, the site owners advised the Borough Council of their intentions for short-term investment in modernising some of the employment facilities on site. As a result, the site has been removed as a strategic housing allocation with the prospects for housing delivery significantly reduced. There may be longer-term opportunities to revisit the provision of housing on the site, but despite the Storage Depot remaining a suitable, non-Green Belt location for residential uses, it is not currently available and housing cannot be achieved within the 15-year period this SHLAA covers.</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	1000

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

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

Site 220: 50 Stevens Lane, Breaston

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 221: Grove Farm Cottage, Dale Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 223: Land to the rear of The Bungalow, Hill Top

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
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	0
2023-24	0
2024-25	0
2025-26	0
2026-27	0
2027-onwards	0

Site 228: 2 The Chase, Little Eaton

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	Yes
Achievability	Yes
Assessment conclusion	This site is considered to be deliverable as a consequence of having an extant permission. No issues are known which would lead to any doubt in the prospects of housing delivery 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 230: Land between 209 & 219 High Lane East, West Hallam

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 231: Coach House Garage, north of Grange Farm, The Village, West Hallam

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 233: Land north west of 84 Derby Road, Draycott

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 239: Land off Lewcote Lane (adj. to High Lane East)

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	Yes
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	Yes
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<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>Achieving suitable means of access on rural country lanes will require detailed assessment.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land use (agricultural land) upon receipt of an application.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The site would need to be released from the Green Belt to make housing development policy compliant. This would require a full Green Belt Review.</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>The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of ground contamination and instability owing to historic mining activities at the adjacent site of a former colliery.</p> <p>The site is restricted in terms of access with only Lewcote Lane able to provide access and egress. Lewcote Lane is a narrow country lane with limited scope to deal with the expected increase in vehicular activity and a development of this scale would likely be too much for a road of limited specification to cope with.</p> <p>With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA.</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 240: North of Breaston and Draycott

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 is severed from Draycott due to the Nottingham to Derby railway line which acts as a strong defensible northern barrier to the settlement. Further east, the site would see a substantial enlargement of the village of Breaston which would potentially overburden local amenities and highway-based infrastructure as a result of the scale of new homes.</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 elsewhere in the Borough.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA20.</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 (SGA20). It has not been selected as one of the Council's preferred sites planned for inclusion within its Core Strategy Review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns.</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	7504

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

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

Site 241: Land to the east of Risley Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Acceptable vehicular access points into and out of the site would need to be created/improved as part of any future proposals to develop land, The additional traffic generated by housing development would create stress on junctions at either end of Risley Lane.</p> <p>The site would need to be released from the Green Belt if housing was proposed in order to make a development policy-compliant. This would require a full Green Belt Review.</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>The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of difficulties for the local road network and key junctions in absorbing an increase in traffic generated by a development. The sole access to the site would be taken from a rural country lane.</p> <p>With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA.</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 242: Land to the north east of Lewcote Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	Yes
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<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>Achieving suitable means of access on rural country lanes will require detailed assessment.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land use (agricultural land) upon receipt of an application.</p> <p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>The site would need to be released from the Green Belt to make housing development policy compliant. This would require a full Green Belt Review.</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>The site's location within designated Green Belt means new housing is inappropriate. The constraints set out elsewhere in this assessment help to demonstrate that the site is unsuitable, largely due to policy constraints - but also the likelihood of ground contamination and instability owing to historic mining activities at the nearby site of a former colliery.</p> <p>The site is restricted in terms of access with only Lewcote Lane able to provide access and egress. Lewcote Lane is a narrow country lane with limited scope to deal with the expected increase in vehicular activity and a development of this scale would likely be too much for a road of limited specification to cope with.</p> <p>With the site owner(s) being unknown, the availability of the land is unclear making it highly unlikely that any housing development will be achievable across the course of the period covered by this SHLAA.</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 288: The Bartram Centre, The Crescent

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 290: Land around former Wilne Mills

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	Yes
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	3
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<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 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 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) 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	A large campus-style site now accommodating a company manufacturing products for defence, this is a remote location distant from the nearest inset settlement of Draycott. With the entirety of the site washed over by Green Belt this makes it unsuitable for residential development. By virtue of the manufacturing operations and testing exercises, the remoteness away from established residential areas is operationally necessary. No promotion of the site for housing has occurred meaning it is not available for redevelopment, nor would residential development be expected to occur across the period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

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

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

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

Site 301: Land East of 168 Brookside Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 302: Land east of Borrowash (off Derby Road)

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	Yes
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<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 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>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	No
Availability	No
Achievability	No
Assessment conclusion	<p>Sizeable area of agricultural land adjoining the eastern side of Borrowash. Land surrounds the properties of Draycott Fields and Derwent Grange. The site would represent an eastward extension to Borrowash, although the entirety of the site sits within designated Green Belt which sees new housing deemed as inappropriate development. For this reason, the site is not considered suitable for new housing development. No promotion of the land has been made to the Council by a site owner(s) which indicates that the land is not currently available for residential development. All factors indicate that new housing would not be achievable at this location across the timeframe covered by this SHLAA, although as the site adjoins the settlement of Borrowash, its future development may, subject to conformity to planning policies, represent an opportunity for the growth of the village.</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	330

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

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

Site 307: Land South of 130 Station Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>The site appears to be domestic curtilage of 130 Station Road with aerial photography showing the land set out as garden. Vehicular access to the land could be achieved from west of 6 New Street, where an access ends abruptly at the boundary with this site. Whilst the site appears to serve a residential use, new housing development could in principle be suitable given the surroundings being exclusively residential in character. However, no promotion of the site has been made to the Council and with the site owner(s) unknown this reaffirms it is unavailable for the construction of new housing. Without active site promotion, it is unlikely that residential development would be achievable on this site in the period covered by this SHLAA.</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 309: Land south of Beech Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Yes
Overcoming constraints	<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 inset village settlement of West Hallam.</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>While the site has previously been promoted for residential development, it is unclear whether the current site owner(s) wish to pursue development opportunities at this location.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA2.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
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 and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development.</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	228

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

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

Site 310: Land south of the Risley Park Public House

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of any future application.</p> <p>Vehicular access to the site would need forming to link to Breaston Lane ahead of the site's 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 given the site adjoins Risley Conservation Area.</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 land uses before planning permission can be granted.</p> <p>The site would need to be released from Green Belt to make new housing compliant with local and national planning policy. This would require a Green Belt Review.</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>The site is characterised by its enclosure into a number of individual fields and usage for equine-related activities. Located in an isolated location west of Risley and spanned entirely by Green Belt, the site is not considered to be suitable for new residential development due to the inappropriateness of housing in designated Green Belt areas. No recent promotion of the site as a suitable location for new housing has been made to the Council, with this demonstrating its unavailability and consequently, the unlikelihood of residential development occurring at this site 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	0

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

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

Site 311: Land surrounding All Saints Church, Belper Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>A long, rectangular site which incorporates several fields located to the rear of properties on the north side of Belper Road (A609). At its western end, the site envelops the grounds of All Saints Church, whilst The Ropewalk forms its eastern-most boundary. All land within this site is designated as Green Belt making residential development inappropriate. This affects the suitability of housing at this location given the inappropriateness of most forms of new housing within Green Belt. No site promotion to the Council has occurred from a site owner(s) so it is presumed that the land is unavailable for the prospects of housing development. When all factors are taking into account, it is considered unlikely that development will be achievable at this location across a period covered by this SHLAA.</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 313: Land south of Longmoor Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Breaston and would serve to extend the settlement in an easterly direction, infilling largely open land between the current edge of the village and the M1 motorway.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.</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 SGA31.</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 and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	335

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

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

Site 315: Land east of Spondon

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

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

Delivery information:

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

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

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

Site 317: Land to the north east of Stanley Village

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>This site infills between the current extent of the inset part of Stanley village and the route of the former Great Northern railway line which passes north of the settlement. Sweeping around Stanley Recreation Ground and the Community Hall, the site forms part of designated Green Belt meaning most forms of new housing are deemed inappropriate. Despite the site forming physical connectivity with the inset village, its Green Belt status ensures the site is classed as unsuitable for new housing development. No promotion of the site for residential development has been made by the site owner(s) to the Council, indicating that the land is not currently available to assist with housing delivery. These factors combined ensure that it is extremely unlikely new housing will be achievable at this location across the period of time covered by this SHLAA.</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 318: Land to the north of Croft Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Breadsall and would extend the settlement in a westerly direction towards the A38/A61 interchange.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.</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 SGA24.</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 and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	120

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

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

Site 319: Land to the north of Derby Road

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>This long, rectangular-shaped site stretches northwards away from the established pattern of housing development located along the northern side of Derby Road. The southern portion of the site appears landscaped, but this is more irregular further north. Bramley House itself is outside the Green Belt, but the majority of the site is washed over by the designation meaning most types of housing will be inappropriate development. This results in the site not being suitable for residential development.</p> <p>No promotion of the site to the Council by a site owner(s) has been made, providing a strong indication that land is not available to accommodate any new housing. All factors combine to result in a conclusion that residential development is unlikely to be achievable at this location during the period covered by this SHLAA.</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 320: Land to the north of West Hallam Storage Depot, Cat and Fiddle Lane

Site information:

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

Dwelling capacity and density information:

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

Planning status:

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

Constraints:

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

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>A small parcel of agricultural land located on the northern side of the Great Northern Greenway, just opposite the Storage Depot site. Vehicular access to the land appears problematic with no obvious route other than the formation of access from the Depot site itself - this would then sever an off-road section of the Greenway which is not desirable. The site forms part of the designated area of Green Belt within the Borough. Together with the access restrictions, this casts significant doubt on the suitability of any residential development. Coupled with this, no promotion of new housing at this location has been made to the Council - indicating that the site owner(s) has no intention of pursuing development. These factors combined show clearly that residential development here would be extremely unlikely to be achievable in the time period covered by this SHLAA.</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 321: Land to the rear of 258-268 Belper Road

Site information:

Category	Answer
Site name	Land to the rear of 258-268 Belper Road
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	Stanley and Stanley Common
Easting	441374
Northing	342552
Existing use	Garden land/domestic curtilage
Surrounding land use(s)	Residential and agricultural land
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	3
Site area (hectares)	0.18ha
Density	16.66

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<p>Vehicular access would need to be formed from Belper Road in order to enable future housing development at this site.</p> <p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for the site to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	Yes
Availability	No
Achievability	No
Assessment conclusion	<p>A backland garden plot positioned behind housing fronting onto Belper Road. A sizeable area of land which runs north as far as the Green Belt boundary which insets Stanley Common.</p> <p>Vehicular access options appear to show potential for access to be formed on the western side of the row of adjacent homes.</p> <p>With the site located within the village development area of Stanley Common, new housing development would be acceptable in principle on the proviso that a scheme was acceptable in scale, design and could form adequate means of access. However, no promotion of this land to the Council has been made by the site owner(s) which demonstrates that the site is not available for development. As a consequence, it is extremely unlikely that the delivery of new housing at this location is achievable within the period of time covered by this SHLAA.</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 322: Land to rear of Derby Road & Dale Road

Site information:

Category	Answer
Site name	Land to rear of Derby Road & Dale Road
Sub area	Villages
Ward	Little Eaton and Stanley
Parish	Stanley and Stanley Common
Easting	441748
Northing	339942
Existing use	Enclosed field and landscaped area of emerging woodland at southern end
Surrounding land use(s)	Residential and arable farmland
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	36
Site area (hectares)	1.21ha
Density	29.75

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Access and egress to Dale Road would need to be formed to provide vehicular access to the site. Dale Road is a highway without pavement, causing concerns over highway/pedestrian safety. The benefit of housing on this site must be weighed up against the competing land uses before planning permission could be granted. Land at the south of the site appears to be in the early phases of an emerging plantation of small trees.</p> <p>Prior to any future development, the site would need to be released from Green Belt to make housing compliant with local and national planning policies. This would require a Green Belt review, although the lack of physical connectivity with an inset settlement strongly suggests the site represents an unsustainable spatial location for new residential development.</p> <p>Despite the site being previously submitted for consideration, its owner(s) is currently unknown. The site owner must be supportive of development for it to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	An elongated and enclosed agricultural field (with a small plantation of trees at its southern-most end) positioned behind properties fronting onto Derby Road and Dale Road. Vehicular access appears to be able to be achieved off Dale Road, although this highway does not have pavements on either side and is narrow in width. The site forms part of the Borough's wider Green Belt designation. Despite the site physically connecting with housing, these homes are also washed over by Green Belt. With new housing inappropriate development in Green Belt locations, this leads to the site being deemed as unsuitable to accommodate new residential development. No recent site promotion has been made to the Council, so there is uncertainty over the intentions of the current site owner(s) to pursue development at this location. As a result, it cannot be said that the site is available for new housing. Combining these factors, it is extremely unlikely that residential development will be delivered at this site across the period of time covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 325: Land to the south of Croft Lane

Site information:

Category	Answer
Site name	Land to the south of Croft Lane
Sub area	Villages
Ward	Little Eaton and Stanley
Parish	Breadsall
Easting	436746
Northing	339566
Existing use	Agricultural land
Surrounding land use(s)	Residential and agricultural land
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	20
Site area (hectares)	0.52ha
Density	38.46

Planning status:

Information	Answer
Site allocated in Local Plan	A proposed site at Regulation 19 stage
Planning application reference (ERE/)	None
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	Yes
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Contact with the Local Authority should be made at an early stage of the application to establish any ecological issues and mitigation methods.</p> <p>The site would need to be released from Green Belt to make residential development compliant with local and national planning policies. This would require a Green Belt review to occur.</p> <p>The site was promoted to the Council during the recent Regulation 19 (Publication) stage of the Core Strategy review. This confirms the site's availability.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>A small enclosed field located on the western edge of Breadsall adjoining Croft Lane, although vehicular access would realistically be taken from a continuation of Beechcroft. A gently sloping site from south to north, with heavy tree coverage and a drainage channel lining the site's western-most boundary. Land here is contained wholly within Green Belt designation, with most forms of housing deemed as inappropriate development in such locations. It is for this reason that the site is assessed as unsuitable for residential development. The site has been promoted to the Council by a planning agent and this took place at the Publication (Regulation 19) stage of the Core Strategy Review. The promotion to the Council via this means helps to demonstrate that the land is available for housebuilding. Despite this, the unsuitability of housing development within the Green Belt has resulted in the Council taking the view that residential development would not be achievable across the course of time covered by this SHLAA.</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 326: Land south of Derby Road, Draycott

Site information:

Category	Answer
Site name	Land south of Derby Road, Draycott
Sub area	Villages
Ward	Draycott and Risley
Parish	Draycott and Church Wilne
Easting	441234
Northing	334604
Existing use	Agricultural land
Surrounding land use(s)	Residential and agricultural land
Site source	Local Plan Review
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	74
Site area (hectares)	4ha
Density	18.5

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA30
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Draycott and would serve to extend the settlement in a south-westerly direction, infilling agricultural land between the current edge of the village and the vehicular access to Bankfields Farm.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.</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 SGA30.</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 and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	74

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

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

Site 328: Land to the south of West Hallam Storage Depot, Cat and Fiddle Lane

Site information:

Category	Answer
Site name	Land to the south of West Hallam Storage Depot, Cat and Fiddle Lane
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	West Hallam
Easting	443391
Northing	340387
Existing use	Agricultural land
Surrounding land use(s)	Employment and agricultural land
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	325
Site area (hectares)	21.7ha
Density	14.97

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>Air quality issues would need to be addressed with the Council's Environmental Health department should an application be forthcoming owing to the industrial nature of employment operations taking place on land adjoining to the north.</p> <p>The appropriateness of the site for housing should be considered against the neighbouring land uses upon receipt of an application. The only realistic means of vehicular access and egress (off Cat and Fiddle Lane) would need enhancement as well as new junctions formed as part of any future development of the site.</p> <p>The site would need to be released from Green Belt to ensure residential development is compliant with local and national planning policies. This would have to occur as part of a Green Belt Review.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>A significant area of agricultural land adjoining both Cat & Fiddle Lane and the southern boundary of the West Hallam Storage Depot facility. Vehicular access would be possible off Cat & Fiddle Lane on the proviso that joining arrangements for a new junction are acceptable. However, the land is entirely located within the Nottingham-Derby Green Belt with new housing development deemed as inappropriate. This ensures that the site is not suitable for new residential development, but other amenity issues such as the proximity to employment operations and the poor sustainability of a new housing scheme remote to any nearby facilities and being largely reliant on the private car for movement and access purposes reaffirms the lack of appropriateness for residential development at this location. In addition, no promotion of the site has been made to the Council indicating that land is not currently available for housebuilding. When taken together, these factors demonstrate that new housing at this location is not achievable across the period covered by this SHLAA.</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 332: Land west of Risley Lane, Breaston

Site information:

Category	Answer
Site name	Land west of Risley Lane, Breaston
Sub area	Villages
Ward	Breaston
Parish	Breaston
Easting	445839
Northing	334087
Existing use	Arable farmland
Surrounding land use(s)	Arable farmland, Bridge Farm, former canal, Golden Brook and residential.
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	150
Site area (hectares)	8.2ha
Density	18.29

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	3b
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>Vehicular access between the site and Risley Lane would need to be enhanced with a new connection and junction installed prior to any future housing development.</p> <p>Consideration must be given to methods of mitigating enhanced flood risk arising as a result of the western extent of the site being located within the functional flood plain (Zone 3b).</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 Navigation Inn & Bridge House are both on the Local Interest 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 would need to be released from Green Belt to ensure residential development was compliant with local and national planning policy. This would require a Green Belt Review.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	A large area of agricultural land located north of Breaston. Accessed off Risley Lane, the necessary junction arrangements to serve such a large number of homes would need to be designed to preserve highway safety for road users. Site is accessible from non-motorised forms of movement owing to being adjacent to the former Derby and Sandiacre Canal which is now a multi-user recreational trail. Despite the site adjoining the settlement of Breaston, the entirety of the site is washed over by designated Green Belt. The multi-user trail forms much of the northern extent of Breaston, so any future development beyond that would project into the open countryside. With most types of housing in Green Belt classed as inappropriate development, housing at this location has been deemed to be unsuitable. This conclusion is strengthened by a portion of the site on its western side forming part of the functional flood plain (Zone 3b) as a consequence of adjoining the Golden Brook. No recent promotion of the site to the Council has occurred, so details of ownership and their intentions are unclear demonstrating that the site is currently unavailable. Due to these factors, it is felt extremely unlikely that new housing will be achievable at this site across the period covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 337: South of Derby Road, Risley

Site information:

Category	Answer
Site name	South of Derby Road, Risley
Sub area	Villages
Ward	Draycott and Risley
Parish	Risley
Easting	445399
Northing	335486
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land, Pastures Farm and the Risley Park public house
Site source	Previous SHLAA
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	430
Site area (hectares)	20.3ha
Density	21

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA29
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development has loose links with the buildings around the Risley Park public house which is located within the washed over area of Risley on the fringes of Risley Conservation Area. To all intents and purposes, new housing at this location would represent a free-standing residential development.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options elsewhere within the Borough.</p> <p>Residential development at this location has previously been promoted across the Core Strategy Review process.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA29.</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 lacking any physical connectivity to the inset part of Risley means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	430

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

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

Site 339: Protected school site - off Cleveland Avenue

Site information:

Category	Answer
Site name	Protected school site - off Cleveland Avenue
Sub area	Villages
Ward	Draycott and Risley
Parish	Draycott and Church Wilne
Easting	443965
Northing	333095
Existing use	Arable farmland
Surrounding land use(s)	Arable farmland and residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	37
Site area (hectares)	1.22ha
Density	30.32

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 2 (Very good)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	Yes
Overcoming constraints	<p>The benefit of housing on this site must be weighed up against the competing land uses before planning permission can be granted. This site remains subject to 'Saved Policy C1: School Site' in the adopted Local Plan. However, the Council plan to discontinue this safeguarding policy when the Core Strategy review is adopted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available, but the policy cited above and the lack of site promotion for a housing use means the site cannot be assessed as available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>Part of wider agricultural land surrounding Draycott, this enclosed field (as a result of hedgerow and trees strongly defining the boundary) directly adjoins the inset part of the settlement. With direct access available from Cleveland Avenue, formulating a vehicular access to the site appears to be straightforward. The site has formed a long-standing area of land safeguarded for education development by Derbyshire County Council and the subject of a corresponding saved policy in the Borough Council's Local Plan. Recent representations received from DCC indicate the safeguarding of the site remains necessary to meet potential future needs in this part of the Borough. Consequently, this would make development of housing at this location unsuitable as it directly undermines the ability to deliver school facilities. With no site promotion having occurred which would see housing proposed, the Council take the view that the site is not available for residential development. These factors when taken together strongly suggest that the delivery of new housing at this location is not achievable across the period covered by the SHLAA.</p>
SHLAA conclusion category	Non D&D

Delivery information:

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

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

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

Site 340: Protected school site - Common Lane/The Crescent

Site information:

Category	Answer
Site name	Protected school site - Common Lane/The Crescent
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	Stanley and Stanley Common
Easting	441700
Northing	341973
Existing use	Equine paddock
Surrounding land use(s)	Stanley Lodge Farm, fields and residential
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	27
Site area (hectares)	0.91ha
Density	29.67

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<p>A Coal Mining Risk Assessment must accompany any planning application.</p> <p>Historical sites of value are protected as listed buildings, buildings of local interest (The Adopted List of Buildings of Local Interest), scheduled monuments or contained within a designated Conservation Area. Any planning application must sympathetically consider the surrounding historical environment (farm buildings at Lodge Farm on the Local Interest list).</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>This site remains subject to 'Saved Policy C1: School Site' in the adopted Local Plan. However, the Council plan to discontinue this safeguarding policy when the Core Strategy review is adopted.</p> <p>The site owner(s) is unknown. The site owner must be supportive of development for it to be considered available, but the policy cited above means it cannot be assessed as available.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	An area of undeveloped land within the settlement boundaries of Stanley Common, this site is directly bordered on three sides by local highways (Common Lane and The Crescent) demonstrating that forming vehicular access into the site should be relatively straightforward. Residential development adjoins the site on its north, south and east showing the wider urbanised character of the area - although designated Green Belt exists to the west of the site. The site has formed a long-standing area of land safeguarded for education development by Derbyshire County Council and the subject of a corresponding saved policy in the Borough Council's Local Plan. Recent representations received from DCC indicate the safeguarding of the site remains necessary to meet potential future needs in this part of the Borough. Consequently, this would make development of housing at this location unsuitable as it directly undermines the ability to deliver school facilities. With no site promotion having occurred which would see housing proposed, the Council take the view that the site is not available for residential development. These factors when taken together strongly suggest that the delivery of new housing at this location is not achievable across the period covered by the SHLAA.
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 342: Recreation Ground to the north of Beech Lane

Site information:

Category	Answer
Site name	Recreation Ground to the north of Beech Lane
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	West Hallam
Easting	442736
Northing	341413
Existing use	Recreation ground
Surrounding land use(s)	Residential, primary school and agricultural land
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	45
Site area (hectares)	2.1ha
Density	21.42

Planning status:

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

Constraints:

Type	Answer
Green Belt	No
Heritage assets	Yes
Ecology	No
Agricultural land	Urban
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>The site is located less than 100m from West Hallam Conservation Area. Any planning application must sympathetically consider the surrounding historical environment.</p> <p>The benefit of housing on this site must be weighed up against the competing current and surrounding land uses before planning permission can be granted.</p> <p>The site owner, believed to be the Parish Council, must be supportive of residential development for the site to be considered available. The site owner has not indicated a desire for the site's redevelopment.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
Achievability	No
Assessment conclusion	<p>The site is a local recreational ground which is surrounded on three sides by residential development with a school adjoining on the other. As such it is an important local community facility used by those in the southern parts of West Hallam for leisure and informal recreational uses. Such assets are afforded policy protection by Saved Policy R5: Public Open Space, Sports Facilities and Allotments which the general presumption that assets such as this recreational ground must remain in use unless specified criterion is met. With this asset being within walking distance of a large number of properties, its contribution to the local neighbourhood is strong. For these reasons, the site is deemed unsuitable as one which could accommodate potential housing. No recent site promotion of the land for residential uses has been made by the site owner (believed to be the Parish Council) to explore the possibility of housing development. This indicates that the site is not available for new housing. Combining all these factors, it is clear the likelihood of housing delivery at the site is extremely low and the facility should continue to play a role in offering green space to local residents.</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 346: The Spinney, The Village

Site information:

Category	Answer
Site name	The Spinney, The Village
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	West Hallam
Easting	443350
Northing	341243
Existing use	Grounds & curtilage to the property 'The Spinney'
Surrounding land use(s)	Residential and arable farmland
Site source	Previous SHLAA
Year site added to SHLAA	Unknown
Brownfield or greenfield	Brownfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	43
Site area (hectares)	1.44ha
Density	29.86

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	Yes
Coal referral area	Yes
Ownership issues	Yes
Overcoming constraints	<p>Vehicular access through to St Wilfrid's Road would need enhancement prior to development of the site.</p> <p>A Coal Mining Risk Assessment must accompany any future planning application.</p> <p>The benefit of housing on this site must be weighed up against the competing surrounding land uses before planning permission can be granted.</p> <p>The site would need to be released from the Green Belt to make it housing development compliant with local and national planning policy. This would require a Green Belt Review.</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>Spacious and largely wooded domestic curtilage of a residential property located within an area of West Hallam with noticeably lower levels of building density. Accessed off St Wilfrid's Road, the property sits centrally to a large area of land with notable pockets of mature trees around the site. Land here sits within the West Hallam Conservation Area, but also is washed over by Green Belt designation which would see most types of new housing considered inappropriate by national and local planning policy. It is for the latter reason that the site is unsuitable for new housing. No site promotion has been made to the Council, so the site is also considered unavailable for any new residential development. These factors together ensure that the delivery of housing is not achievable across the period of the time covered by this SHLAA.</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 348: Crown Hill Farm, Glendon Street, Stanley Common

Site information:

Category	Answer
Site name	Crown Hill Farm, Glendon Street, Stanley Common
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	Stanley and Stanley Common
Easting	441129
Northing	342373
Existing use	Agricultural land
Surrounding land use(s)	Residential, woodland and agricultural land
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	290
Site area (hectares)	8.59ha
Density	33.76

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	Yes
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	Yes
Ownership issues	No
Overcoming constraints	<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 Coal Mining Risk Assessment must accompany any planning application.</p> <p>The site spans a designated local wildlife site (ER171: Hayeswood Farm grassland) and directly adjoins another (ER175: Morley Hayes Wood). Any future application would have to demonstrate how impacts on the habitats and species could be avoided or adequately mitigated/off-set.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	Largely comprising of agricultural land which sits inbetween the current built extent of Stanley Common, Hayes Wood Lodge Farm and Morley Hayes Wood. Vehicular access to the promoted land would be taken from a continuation of highway utilising a current access to fields and the properties at Crown Hills Farm. Whilst the access point is clearly identifiable, the scale of the site at potentially as many as 290 homes would add significant stress to relatively quiet, residential roads. The junction of Glendon Street and Belper Road would likely require upgrading to accommodate the extra level of traffic travelling through it. The site also impacts on ecology and biodiversity with the southern-most section straddling the local wildlife site ER171: Hayeswood Farm Grassland which consists of unimproved natural grassland. Any future development would need to demonstrate that land of environmental interest such as ER171 would be preserved. The site also adjoins another local wildlife site ER175: Morley Hayes Wood. The potential to see development occur up to the boundary with the Wood does threaten the current habitat and species, so this must be accounted for in any future proposals. The biggest constraint impacting on the site's suitability is its location within designated Green Belt. This sees most forms of housing classed as inappropriate development, and in recognising the protection local and national planning policies afford Green Belt the site is viewed as unsuitable. The submission of land to the Council through the SHLAA demonstrates that the site is available for residential development, although given the major policy constraint of Green Belt, it is extremely unlikely that the delivery of housing is achievable within the period of time covered by this SHLAA.
SHLAA conclusion category	Beyond 15 Years

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	290

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

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

Site 349: Field adjacent to Tig-na-roshan, Derby Road, Risley

Site information:

Category	Answer
Site name	Field adjacent to Tig-na-roshan, Derby Road, Risley
Sub area	Villages
Ward	Draycott and Risley
Parish	Risley
Easting	446408
Northing	335905
Existing use	Agricultural - horse grazing
Surrounding land use(s)	Residential and agricultural land
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	60
Site area (hectares)	2.2ha
Density	27

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	An enclosed field currently used for horse grazing, this land directly adjoins the inset village settlement of Risley. Vehicular access is possible through an adjacent site under the same ownership which has planning consent for new residential development. Access options are limited otherwise with existing housing situated inbetween both Derby Road and Second Avenue. The most significant constraint to delivering new housing at this location is the land is within the Nottingham-Derby Green Belt. This brings a strong presumption against most forms of new housing, with general forms of housing deemed as inappropriate development in Green Belt locations. For this reason, residential development at this location is considered unsuitable due to the non-conformity with local and national planning guidance on the use of land within the Green Belt. The Council acknowledges the availability of the land, a fact confirmed by the siteowner's submission stating the position. Despite this, the delivery of residential development over a period of time covered by this SHLAA is not considered achievable.
SHLAA conclusion category	Beyond 15 Years

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 350: Land adjacent to 60 Cole Lane, Ockbrook

Site information:

Category	Answer
Site name	Land adjacent to 60 Cole Lane, Ockbrook
Sub area	Villages
Ward	Ockbrook and Borrowash
Parish	Ockbrook and Borrowash
Easting	442419
Northing	335372
Existing use	Agricultural land / grazing
Surrounding land use(s)	Residential and agricultural land
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	27
Site area (hectares)	1.6ha
Density	16.9

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	3
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	<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 portion of the site along its western boundary forms part of Flood Zone 3 of the Environment Agency's national flood mapping. Whilst the extents of zones are not exact, the adjacent presence of the Ock Brook highlights that further survey and modelling would be necessary to demonstrate how development would interact with the adjoining watercourse.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	This land is currently used for grazing purposes and is situated north-west of 60 Cole Lane. The field contributes to an open break in built environment between ribbon development stretching north-south along Cole Lane with housing fronting the highway both to the north and south of the site. Residential properties continue to run continuously along the eastern side of Cole Lane. Following and forming the entirety of the western boundary of the site is the Ock Brook. Environment Agency flood map data shows a portion of the site forming part of land within Flood Zone 3, where there is a strong presumption against residential development. Whilst any future development could be positioned away from the watercourse, the building on greenfield land adjacent to the Ock Brook may adversely alter the hydrology of land giving rise to drainage and surface flooding issues. The site is also within the Nottingham-Derby Green Belt. The site physically connects to other residential development, but this part of Ockbrook is washed over by the Green Belt designation and development would be more than 100m from the village's development boundary. As such, residential development would be unsuitable at this location. The Council acknowledges the availability of the land, as demonstrated by the submission on behalf of the landowner - however, due to the constraints explained above, it is unlikely that housing delivery will be achievable across the period of time this SHLAA covers.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	27

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

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

Site 352: Land to the east of Stanley Common

Site information:

Category	Answer
Site name	Land to the east of Stanley Common
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	West Hallam
Easting	442000
Northing	341915
Existing use	Agricultural land and horse grazing
Surrounding land use(s)	Agricultural land and residential
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Small
Dwelling capacity (net)	5
Site area (hectares)	0.72ha
Density	6.94

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	Yes
Ownership issues	No
Overcoming constraints	The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review. A Coal Mining Risk Assessment must accompany any planning application.

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	A small backland site located to the rear of properties 9-25 Belper Road. Bounded by residential development on two sides, the other sides see fields and small plantations contributing towards the transition from an urban to rural environment extending away from Stanley Common. Whilst the site relates well to existing forms of development, it is located within the Nottingham-Derby Green Belt. This presents a significant policy constraint impacting upon the suitability of residential development on the site. Most forms of new housing in Green Belt is inappropriate, so the assessment concludes that such development is unsuitable. The Council acknowledges the availability of the site in response to the submission of details made on behalf of the landowner. However, despite the willingness of the site owner to promote development, it is deemed that the delivery of housing at this location would not be achievable across the duration of time covered by this SHLAA. Given the site's direct connection to the inset settlement of Stanley Common, the site may become suitable in future in conjunction with any future review of Green Belt across the Borough.
SHLAA conclusion category	Beyond 15 Years

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 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 353: Land north of West Hallam

Site information:

Category	Answer
Site name	Land north of West Hallam
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	West Hallam
Easting	442892
Northing	342207
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land and residential
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	500
Site area (hectares)	29ha
Density	17.2

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA16
Planning application type	No permission
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of West Hallam and development would significantly extend the settlement in a northerly direction to the shared administrative boundary with Amber Valley. The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.</p> <p>Residential development at this location has previously been promoted during the Core Strategy review process.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA16.</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 and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	500

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

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

Site 354: Land at end of Brookfields Drive, Breadsall

Site information:

Category	Answer
Site name	Land at end of Brookfields Drive, Breadsall
Sub area	Villages
Ward	Little Eaton and Stanley
Parish	Breadsall
Easting	436804
Northing	339492
Existing use	Enclosed field
Surrounding land use(s)	Agricultural land and residential
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	28
Site area (hectares)	0.56ha
Density	50

Planning status:

Information	Answer
Site allocated in Local Plan	A proposed site at Regulation 19 stage
Planning application reference (ERE/)	None
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	The site would need to be released from Green Belt to ensure residential development is compliant with local and national planning policies. This would have to occur as part of a Green Belt Review.

Assessment conclusions:

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

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	28

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

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

Site 356: Land west of Hill Top Farm, Risley

Site information:

Category	Answer
Site name	Land west of Hill Top Farm, Risley
Sub area	Villages
Ward	Draycott and Risley
Parish	Draycott and Church Wilne
Easting	444348
Northing	335162
Existing use	Residential property and domestic curtilage
Surrounding land use(s)	Agricultural land
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	30
Site area (hectares)	1.4ha
Density	21.4

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	<p>Air quality issues will be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA affects the site, the site adjoins the A52 whilst also being adjacent to the B5010 and Hopwell Road.</p> <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>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>This site is located close to the junction of Hopwell Road and the B5010. Also nearby is the A52 Brian Clough Way, although no entry or exit arrangements interact with the non-strategic road network. The prevalence of roads in close vicinity of the site might mean air quality is not as high as would be expected close to a major housing development. A more significant constraint however is the site's location within the Nottingham-Derby Green Belt. Being completed washed over by the designation, both national and local planning policy places tight restrictions on what is deemed appropriate development in such sensitive areas. Most forms of residential development are therefore considered as inappropriate, and as a consequence this site has been assessed as being unsuitable for new housing development. Further to the policy reasoning, the development of 30 new homes in an isolated area out of walking reach to the nearest facilities is considered to be unsustainable. Whilst it is recognised that a frequent bus service serves the B5010, allowing 30 homes in a distant, remote location with no nearby facilities does not pursue the aims of delivering a sustainable spatial strategy. Despite the confirmation of the site's availability for housing, the assessment does not consider that residential development would be achievable at this site across a period of time covered by this SHLAA.</p>
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	30

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

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

Site 357: Land at Ockbrook & Borrowash Cricket Club, Victoria Avenue, Ockbrook

Site information:

Category	Answer
Site name	Land at Ockbrook & Borrowash Cricket Club, Victoria Avenue, Ockbrook
Sub area	Villages
Ward	Ockbrook and Borrowash
Parish	Ockbrook and Borrowash
Easting	442124
Northing	335752
Existing use	Cricket club
Surrounding land use(s)	Residential, public house, additional cricket pitch and agricultural land
Site source	Call for Sites
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	30
Site area (hectares)	1.8ha
Density	30

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	No
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	The site would need to be removed from Green Belt to make it compliant with national and local planning policy. This would require a full Green Belt Review.

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	Ockbrook and Borrowash Cricket Club is located on the edge of the village behind The Queen's Head public house. Whilst the site relates well to nearby adjacent development within the village, the site itself sits entirely within designated Green Belt. The results in market housing being deemed inappropriate by national and local planning policy relating to the use of land and acceptable development in Green Belt areas. Due to the policy constraint placed upon the site, residential development at the location is not deemed to be suitable. Potential for residential development on the site has been flagged by a planning agent with a submission made to the Council confirming the land is available to accommodate new housing. However, despite the site's availability, the clear policy constraint of Green Belt suggests that residential development would not be achievable during the course of time covered by this SHLAA.
SHLAA conclusion category	Non D&D

Delivery information:

Category	Answer
Site included in 5-year housing land supply assessment	No
Units built as at March 31 st 2022	0
Units remaining as at March 31 st 2022	30

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

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

Site 359: Breadsall Hilltop

Site information:

Category	Answer
Site name	Breadsall Hilltop
Sub area	Villages
Ward	Little Eaton and Stanley
Parish	Breadsall
Easting	436850
Northing	339238
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land and residential
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	214
Site area (hectares)	6.1ha
Density	35

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA3
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 built-up area of Derby and would reduce the openness between the city and the nearby inset settlement of Breadsall.</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 been promoted via 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 SGA3.</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 and the substantial reduction in openness and gap between the Derby urban area and settlement of Breadsall means it is not considered to be as sustainable as a strategic development opportunity.</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	214

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

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

Site 360: West of Borrowash

Site information:

Category	Answer
Site name	West of Borrowash
Sub area	Villages
Ward	Ockbrook and Borrowash
Parish	Ockbrook and Borrowash
Easting	441522
Northing	334920
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land and residential
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	630
Site area (hectares)	18ha
Density	35

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA6
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Borrowash on its western side, urbanising a large area of land to the rear of Derby Road (A6005) and Victoria Avenue.</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 been promoted via 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 SGA6.</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 and directly adjacent to an inset village settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there is scope to reconsider this site's suitability for housing development.</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	630

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

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

Site 361: Land at Maywood Golf Club

Site information:

Category	Answer
Site name	Land at Maywood Golf Club
Sub area	Villages
Ward	Draycott and Risley
Parish	Risley
Easting	445988
Northing	336521
Existing use	Disused golf course, agricultural land, farm buildings.
Surrounding land use(s)	Agricultural land
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	1200
Site area (hectares)	59.6ha
Density	20

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA19
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 sits isolated from the nearby settlement of Risley with no physical connectivity to the inset part of the village. Development of the site would urbanise a substantial amount of open land between Risley and Stanton-by-Dale.</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 which can demonstrate stronger links to adjoining urban areas.</p> <p>Residential development at this location has previously been promoted.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA19.</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 and being separated from an inset village settlement or main built up area means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns.</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	1200

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

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

Site 362: Land at Rushy Lane, Risley

Site information:

Category	Answer
Site name	Land at Rushy Lane, Risley
Sub area	Villages
Ward	Draycott and Risley
Parish	Sandiacre
Easting	446877
Northing	336860
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land and disused golf course
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	800
Site area (hectares)	36ha
Density	22

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA28
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development extends close to the edges of Risley, Stanton-by-Dale and on the eastern side of the M1, Sandiacre. To all intents and purposes, the proposed development would represent a new settlement in the Nottingham-Derby Green Belt.</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 elsewhere within the Borough.</p> <p>Residential development at this location has previously been promoted.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA28.</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	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	800

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

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

Site 363: East of Borrowash

Site information:

Category	Answer
Site name	East of Borrowash
Sub area	Villages
Ward	Ockbrook and Borrowash
Parish	Ockbrook and Borrowash
Easting	442872
Northing	334663
Existing use	Garden centre, equine-related buildings and paddocks
Surrounding land use(s)	Agricultural land and residential
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	304
Site area (hectares)	8.07ha
Density	38

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA5
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Borrowash and would extend the settlement in an easterly direction.</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 been promoted via the Core Strategy Review and part of this site now forms a section of the overall land included as part of SGA27: Extended land around Hopwell Hall.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA5 (and SGA27).</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	Yes
Achievability	No
Assessment conclusion	<p>This site has been promoted as a potential strategic housing allocation through the review of the Erewash Core Strategy. It has not been selected as a preferred site which the Council plans to include within its Core Strategy review. Regardless of the site's availability (a fact confirmed by the site's promotion), its location within designated Green Belt means it is not considered to be as sustainable as 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	304

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

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

Site 364: Land south of Little Eaton

Site information:

Category	Answer
Site name	Land south of Little Eaton
Sub area	Villages
Ward	Little Eaton and Stanley
Parish	Little Eaton
Easting	436255
Northing	340445
Existing use	Former landfill site with areas of self-seeded woodland
Surrounding land use(s)	Industrial and other employment uses
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Mixed
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	205
Site area (hectares)	11.4ha
Density	18

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA10
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Yes
Overcoming constraints	<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 inset village of Little Eaton and would extend the settlement in a southerly direction.</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	No
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	205

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

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

Site 365: South of A52 at Risley

Site information:

Category	Answer
Site name	South of A52 at Risley
Sub area	Villages
Ward	Breaston
Parish	Breaston
Easting	446863
Northing	335116
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land, M1 and A52 strategic routes
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	1120
Site area (hectares)	32ha
Density	35

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA12
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	Yes
Overcoming constraints	<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. It was rejected after the first Regulation 18 consultation in early-2020 as a result of there being no active promotion of housing development at the location. Its most significant planning constraint is the site's location within Green Belt which demonstrates its unsuitability for residential development. The site itself is isolated from direct connectivity to inset villages or urban areas. The M1 and A52 both act to sever the site from neighbouring residential areas contributing to the site's isolation. The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified more sustainable spatial growth options.</p> <p>No residential development at this location has been promoted via the Core Strategy Review, but representations for land to be used for logistics and warehousing have been received in the last round of consultation over the Publication version.</p> <p>More information about the site and its characteristics and conditions can be found in the corresponding Strategic Growth Area assessment for SGA12.</p>

Assessment conclusions:

Category	Answer
Suitability	No
Availability	No
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	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	1120

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

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

Site 366: Hopwell Hall and surrounding area

Site information:

Category	Answer
Site name	Hopwell Hall and surrounding area
Sub area	Villages
Ward	Draycott and Risley
Parish	Ockbrook and Borrowash / Hopwell
Easting	443507
Northing	335712
Existing use	Agricultural land
Surrounding land use(s)	Agricultural land
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

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

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA27
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 is isolated within the Erewash countryside without any notable physical connection to adjoining settlements, although the extent of proposed development extends close to the edges of Borrowash and Ockbrook. To all intents and purposes, the proposed development would represent a new settlement in the Nottingham-Derby Green Belt.</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 elsewhere within the Borough.</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 SGA27.</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	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	7504

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

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

Site 367: Risley village extension

Site information:

Category	Answer
Site name	Risley village extension
Sub area	Villages
Ward	Draycott and Risley
Parish	Risley
Easting	446767
Northing	335685
Existing use	Paddocks and agricultural land
Surrounding land use(s)	Paddocks and agricultural land
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	100
Site area (hectares)	5.6ha
Density	18

Planning status:

Information	Answer
Site allocated in Local Plan	No
Planning application reference (ERE/)	SGA11
Planning application type	Not applicable
Lapse date	Not applicable
Type of development	New build
Construction status	Not applicable

Constraints:

Type	Answer
Green Belt	Not applicable
Heritage assets	Not applicable
Ecology	Not applicable
Agricultural land	Not applicable
Flood zone	Not applicable
Air quality	Not applicable
Land contamination	Not applicable
Utilities	Not applicable
Highways and access	Not applicable
Coal referral area	Not applicable
Ownership issues	No
Overcoming constraints	<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 inset village of Risley and development would serve to extend the settlement in a southerly direction, infilling agricultural and equine land between the current edge of the village, the A52 and the vehicular access to Sandboro Fields Farm.</p> <p>The release of Green Belt through the Core Strategy Review would help to overcome a strong planning constraint. However, the development of the Review (in particular, the accompanying Sustainability Appraisal) has identified and justified more sustainable spatial growth options within the Borough.</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 SGA11.</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 and directly adjacent to an inset Green Belt settlement means it is not considered to be as sustainable as alternative sites which adjoin either the main built-up areas or towns. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	100

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

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

Site 369: Land south of Derby Road, Grange Farm

Site information:

Category	Answer
Site name	Land south of Derby Road, Grange Farm
Sub area	Villages
Ward	Breaston
Parish	Breaston
Easting	447179
Northing	333563
Existing use	Agricultural land
Surrounding land use(s)	Residential, watercourse (Golden Brook) and M1 Motorway
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Large
Dwelling capacity (net)	101
Site area (hectares)	2.88ha
Density	35

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	No
Ecology	Yes
Agricultural land	Grade 3 (Good to Moderate)
Flood zone	1
Air quality	Yes
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	<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>Site directly adjoins the Golden Brook Storage Lagoon Local Wildlife Site (ER050) requiring care to be taken if future development occurs in order to maintain the condition of habitat and presence of species recorded as being present. Development of green fields in the vicinity of the lagoon may also alter the local hydrological conditions and impact upon the lagoon.</p> <p>Air quality issues will need to be addressed with Environmental Health in the event of any future planning application. Whilst no AQMA directly adjoins the site, affects the site, the land adjoins the M1 north of Junction 25 where queuing southbound traffic .</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 Breaston and the M1 motorway makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	101

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

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

Site 370: Land west of Stanley

Site information:

Category	Answer
Site name	Land west of Stanley
Sub area	Villages
Ward	West Hallam and Dale Abbey
Parish	Stanley and Stanley Common
Easting	441864
Northing	340523
Existing use	Grassland
Surrounding land use(s)	Residential and agricultural land
Site source	Local Plan Review
Year site added to SHLAA	2022
Brownfield or greenfield	Greenfield
Brownfield / Greenfield Land Register?	No

Dwelling capacity and density information:

Category	Answer
Site size classification	Medium
Dwelling capacity (net)	25
Site area (hectares)	1.31ha
Density	19

Planning status:

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

Constraints:

Type	Answer
Green Belt	Yes
Heritage assets	Yes
Ecology	No
Agricultural land	Grade 4 (Poor)
Flood zone	1
Air quality	No
Land contamination	No
Utilities	No
Highways and access	No
Coal referral area	No
Ownership issues	No
Overcoming constraints	<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>Heritage assets in the form of the Stanley Conservation Area cover approximately the southern half of the site, whilst two Grade II Listed structures (St Andrew's Church and 'The Thatched Cottage') are positioned directly opposite east of Station Road. Any future development would be required to preserve and protect the character of an identified area of heritage and individual assets.</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 adjacent to the inset part of Stanley village makes land unsuitable for housing development in line with guidance within the NPPF on appropriate development in designated Green Belt. Should the Core Strategy's Green Belt policies change in future, there may be scope to reconsider this site's suitability for housing development.</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	25

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

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